#### ORDINANCE NO. 4072

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING. PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICIPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE): CHAPTER 5 – DEFINITIONS; CHAPTER 15 – RS ZONES; CHAPTER 17 – RSX ZONES; CHAPTER 20 – RM ZONES; CHAPTER 25 – PR ZONES; CHAPTER 27 – PO ZONES; CHAPTER 30 – WD ZONES; CHAPTER 35 – FC ZONES; CHAPER 40 - BN ZONES; CHAPTER 45 - BC ZONES; CHAPTER 47 - BCX ZONES: CHAPTER 50 - CBD ZONES: CHAPTER 52 - JBD ZONES: CHAPTER 53 - RH ZONES; CHAPTER 54 - NRH ZONES; CHAPTER 55 - TL ZONES; CHAPTER 60 – PLA ZONES; CHAPTER 90 – DRAINAGE BASINS; CHAPTER 105 - PARKING AND PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS; CHAPTER 110 -**REQUIRED PUBLIC IMPROVEMENTS; CHAPTER 115 – MISCELLANEOUS USE** DEVELOPMENT AND PERFORMANCE STANDARDS; CHAPTER 120 -VARIANCES; CHAPTER 130 – REZONES; CHAPTER 135 – ZONING CODE AMENDMENTS; CHAPTER 140 – AMENDMENTS TO THE COMPREHENSIVE PLAN; CHAPTER 145 – PROCESS I; CHAPTER 150 – PROCESS IIA; CHAPTER 152 – PROCESS IIB, CHAPTER 155 – PROCESS III; CHAPTER 160 – PROCESS IV; CHAPTER 161 - PROCESS IVA; CHAPTER 170 - ENFORCEMENT; AND CHAPTER 180 - PLATES (FILE NO. ZON05-00001); AND ALSO REPEALING ORDINANCE NO. 4064 REGARDING OPTIONS FOR MEETING PARKING **OBLIGATIONS IN CENTRAL BUSINESS DISTRICT ZONES 1, 2, AND 8 ("FEE-**IN-LIEU").

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission and the Houghton Community Council to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 3719 as amended, all as set forth in certain reports and recommendations of the Planning Commission and the Houghton Community Council dated November 13, 2006 and bearing Kirkland Department of Planning and Community Development File No. ZON05-00001; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, KMC Title 25, this action is exempt from the concurrency management process; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on August 24, 2006 and October 26, 2006, held a public hearing on the amendment proposal and considered the comments received at the hearings; and

WHEREAS, prior to making said recommendation, the Houghton Community Council, following notice thereof as required by RCW 35A.63.070, on July 24, 2006, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policy Act, there has accompanied the proposal and recommendation through the entire consideration process an EIS Addendum (Addendum to the "City of Kirkland 2004 Draft and Final Comprehensive Plan 10-Year Update EIS"), including supporting environmental documents, issued by the responsible official on July 26, 2006, pursuant to WAC 197-11-600(2), -600 (4)(c), -625, and -706; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission and the Houghton Community Council;

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

<u>Section 1.</u> Zoning text amended: The following specified sections of the text of Ordinance 3719, as amended, the Kirkland Zoning Code (Title 23 of the Kirkland Municipal Code) are amended to read as follows:

As set forth in Attachment A which by this reference is incorporated herein.

Section 2. Ordinance No. 4064 is hereby repealed.

<u>Section 3.</u> If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

<u>Section 5.</u> Except as provided in Section 4, this ordinance shall be in full force and effect thirty (30) days from and after its passage by the Kirkland City Council and publication, pursuant to Section 1.08.017 Kirkland Municipal Code, in the summary form attached to the original of this ordinance and by this reference approved by the City Council, as required by law.

<u>Section 6</u>. A complete copy of this ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this <u>6th</u> day of <u>February</u>, 2007.

SIGNED IN AUTHENTICATION thereof this 6th day of 2007.

Attest:

Approved as to Form:

# ATTACHMENT A

(Note: Italicized comments contained within parentheses that appear throughout this Attachment A are intended to be explanatory only. They are not intended to appear in the final codification of this Ordinance).

**Chapter 5 – Definitions** (Note: Only definitions for which changes are proposed are included below. All other definitions in Chapter 5 of the Kirkland Zoning Code remain unchanged).

# 5.10 Definitions

Ľ,

The following definitions apply throughout this code unless, from the context, another meaning is clearly intended:

.045 <u>Average Building Elevation</u> – The average elevation of the topography, prior to any development activity, at the center of all exterior walls of a building or structure, including decks and porches, unless the deck or porch has no walls at or below the deck level and no roof above the deck or porch, and including cantilevered portions of a building which enclose interior space. When\_a-building\_or\_structure\_contains\_townhouses\_or\_other\_attached,\_but otherwise\_independent\_building\_units,\_the\_average\_building\_elevation\_calculations\_are calculated separately for each-unit.

Formula:

Average Building-Elevation = (Mid-point-Elevation) x (Length of Wall Segment) + (Mid-point Elevation) x (Length of Segment) (Length of Segment) + (Length of Segment)

(See Plate 17)

(deleted text moved to new KZC 115.59)

- .065 <u>Average Parcel Width</u> The average of the distance from the north to the south property lines as measured along the high waterline and the front property line, or along the east and west property lines if the parcel does not abut the high waterline of Lake Washington.
- .072 <u>Bay Window</u> A projecting bay from an exterior wall of a structure that contains window glazing over at least 75 <u>50</u> percent of the <u>any</u> surface of the bay lying-parallel <u>that does not lie</u> <u>perpendicular</u> to the exterior wall. The bay window may be directly supported by a foundation or it may be cantilevered out from an exterior wall.
- .590 <u>Office Use</u> A place of employment providing services other than production, distribution or sale or repair of goods or commodities. The following is a nonexclusive list of office uses: medical, dental or other health care; veterinary; accounting; architectural, engineering, consulting or other similar professional services; management, administrative, secretarial, marketing, advertising, personnel or other similar personnel services; sales offices where no inventories or goods are available on the premises; real estate; insurance; travel agent; brokerage; computer programming or consulting; data processing; technical, specialty, or professional schools; or other similar services. The following uses are specifically excluded from the definition of office: banks, loan companies and similar financial institutions.

# Chapter 15 – RS Zones

- 15.10.020 Church Amend Special Regulation 1 in Use Zone Chart to read:
  - Minimum lot size per-dwelling-unit is as follows: a. - e. (no change)

- 15.10.030 School or Day-Care Center Amend Special Regulation 1 in Use Zone Chart to read:
  - Minimum lot size per dwelling-unit is as follows: a. – e. (no change)

#### Chapter 17 – RSX Zones

- 17.10.020 Church Amend Special Regulation 2 in Use Zone Chart to read:
  - Minimum lot size per dwelling unit is as follows:
     a. c. (no change)
- 17.10.030 School or Day-Care Center Amend Special Regulation 2 in Use Zone Chart to read:
  - Minimum lot size per dwelling unit is as follows:
     a. c. (no change)

#### Chapter 20 – RM Zones

- 20.10.010 Detached Dwelling Units: Add a new Special Regulation (X) in the Use Zone Chart to read:
  - X. If the property is in an RM 1.8, 2.4, or 3.6 zone and contains less than 5,000 sq. ft., each side yard may be 5'.
- 20.10.020 <u>Detached, Attached, or Stacked Dwelling Units:</u> Add a new Special Regulation (X) in the Use Zone Chart to read:
  - X. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Ave NE and 124<sup>th</sup> Ave NE, and NE 108th PI (extended) and approximately NE 113<sup>th</sup> PI (extended) shall comply with the following:
    - a. Each development shall incorporate at least two acres; and
    - b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible.
- 20.10.030 Church Amend Special Regulation 1 to read:
  - 1. Site-must-abut-and-be-accessible-from-at-least-one-roadway-having-at-least-two-moving traffic-lanes. The property must be served by a collector or arterial street.

#### Chapter 47 – BCX Zones

- 47.10.060 Amend Special Regulation 1 as follows:
  - 1. This use specifically excludes vehicle or boat sales or vehicle or boat service or repair. <u>The sale, service and/or rental of motor vehicles, sail boats, motor boats, and</u> <u>recreational trailers is not permitted.</u> Motorcycle sales, service, or rental is permitted if <u>conducted indoors.</u>

Chapter 50 – CBD Zones – CBD 1 through 8

- 50.12.020 Amend Special Regulation 1 as follows:
  - 1. The following uses are not permitted in this zone:
    - a. Vehicle service stations.

- b. Vehicle and/or boat-sale, repair, service or rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
- c. Drive-in facilities and drive-through facilities.
- 50.17.010 Amend Special Regulation 2 as follows:
  - 2. The following uses are not permitted in this zone:
    - a. Vehicle service stations.
    - b. Vehicle and/or boat sale, repair, service or rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
    - c. Drive-in facilities and drive-through facilities.

50.27.040 Amend Special Regulation 1 as follows:

- 1. The following uses are not permitted in this zone:
  - a. Vehicle service stations.
  - b. Vehicle-and/or boat-sale, repair, service, or rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
  - c. Fast food restaurants.
  - d. Drive-in facilities and drive-through facilities.

50.27.050, .060, .070, and .110 - Remove requirement for intervening street-level retail space in CBD 3 where the property does not front a designated Pedestrian-Oriented Street (see Attachment 1). (Codifies Interpretation No. 05-1).

- 50.32.040 Revise Special Regulation 1 as follows:
  - 1. The following uses are not permitted in this zone:
    - a. Vehicle service stations.
    - b. Vehicle and/or boat sale, repair, service or rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
    - c. Drive-in facilities and drive-through facilities.
- 50.37.050 Revise Special Regulation 1 as follows:
  - 1. The following uses are not permitted in this zone:
    - a. Vehicle service stations.
    - b. Vehicle-or-boat-sale, repair, service, or rental. <u>The sale, service, and/or rental of</u> motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
- 50.42.030 Revise Special Regulation 2 as follows:
  - 2. Vehicle-and/or boat-sale, repair, service, and-rental-are-not-permitted-in-this zone. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers are not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors.

- 50.47.060 Revise Special Regulation 3 as follows:
  - Vehicle and boat sale, repair, service, and rental are not permitted in this zone. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers are not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors.
- 50.52.050 Revise Special Regulation 2 as follows:
  - 2. The following uses are not permitted in this zone:
    - a. Vehicle service stations.
    - b. Vehicle-sales, repair, service-or-rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
    - c. Drive-in facilities and drive-through facilities.
- 50.52.070 Revise Special Regulation No. 6 to remove requirement for intervening street-level space in CBD 8 where the property does not front a designated Pedestrian-Oriented Street (see Attachment 2).
- 50.52.100 Revise Special Regulation No. 5 to include reference to frontage on Fourth Avenue (see Attachment 2).
- 50.52.110 Revise Special Regulation No. 2 to include reference to frontage on Fourth Avenue (see Attachment 2).
- 50.60 Special Parking Provisions in the CBD 1, 2, and 8 Zones
  - 1. 3. (no change)
  - 4. Options for Meeting Parking Obligations

The applicant may meet his/her parking obligation, computed using subsection (2) of this section and after reductions under subsection (3) of this section, in either or a combination of the following ways: by providing the required number of parking stalls in the building or on the building site containing the primary use conducted on the subject property. The applicant may propose to meet all or a portion of the parking obligation by

- a.—By-providing-the-required-number-of-parking-stalls-in-the-building-or-on-the-building site-containing-the-primary-use-conducted-on-the-subject-property-
- b. By satisfying both subparagraphs herein:
- Ppaying \$6,000 a fee-in-lieu of parking for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned Areas 6 or 7 Zones, or park/public use zones located adjacent to the CBD. The per-stall fee shall be \$20,000 in 2006 dollars and shall be adjusted annually in November of each subsequent year based on the "Engineering News Record" Construction Cost Index 20-City average (ENR CCI) for November. The actual fee-in-lieu amount shall be established at the time of payment.

The City may consider the applicant's proposal and shall base its decision whether to grant approval on whether the City has current plans or programs in place to provide or upgrade municipal off-street parking within the CBD, Planned Area 6 or 7 Zones, or park-public use zones located adjacent to the CBD. Plans and programs shall

include Capital Improvement Program projects for future off-street parking. The City's decision will be made by the Planning Director as part of the permit process for the applicant's project. The director may approve the request, reject the request, or approve a lesser number of in-lieu parking stalls than requested.

2) Purchasing-one-annual parking permit-for-a-municipal-parking facility for-each-three parking-spaces-required for the-use-by-this-code. When this results in a fraction, the number shall be rounded-up to the next whole number if the fraction is at least 0.66. The parking-permit requirement shall be satisfied by obligating business-occupants of the subject property to purchase such permits as part of the application for a business license or the annual renewal of a business license. A business-owner may request that the number of annual permits required be reduced to no-more-than the number of workers at the business. The decision on a request for-such reduction will be made in the same-manner as provided in KZC 170.60-through 170.65. Any such reduction will be effective-only for permits required-for-the-future-and only for the business for which the reduction was requested.

#### Chapter 53 - Rose Hill Zones - RH 5B, RH 7, and RH 8

- 53.54.040 Allow limited "fast food restaurants" in the RH 5B zone (see Attachment 3).
- 53.54.050 Revise Special Regulation 3 as follows:
  - 3. For a retail establishment involving the sale, lease, repair or service, or rental of motor vehicles, sail boats, motor boats, or recreation trailers, of automobiles, trucks, boats, motorcycles, recreation-vehicles, heavy equipment, and similar vehicles, the following shall apply:
    - a. This use is not permitted in the RH 5B zone; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
    - b. d. *(no change)*
- 53.74.020 Revise Special Regulation 1 as follows:
  - 1. The following uses are not permitted in this zone:
    - a. d. (no change)
    - e. A retail establishment involving the sale, lease, service or rental of motor vehicles, sail boats, motor boats, recreation trailers, repair of automobiles, trucks, boats motorcycles, recreation vehicles, heavy equipment, and similar vehicles; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
- 53.84.040 Revise Special Regulation 1 as follows:
  - 1. The following uses are not permitted in this zone:
    - a. d. (no change)
    - e. A retail establishment involving the sale, service or repair rental of motor vehicles, sail boats, motor boats, recreation trailers, automobiles, trucks, boats, motorcycles, recreation vehicles, heavy equipment and similar vehicles; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
    - f. g. (no change)
- 53.84.040 Add Special Regulation 4 to address accessory seating for delicatessen, bakery, or other similar use in the RH 8 zone (see Attachment 4).

Chapter 54 – NRH Zones – NRH 1A, 1B, and 3

- 54.06.060 Revise Special Regulation 1 as follows:
  - 1. The following uses and activities are prohibited:
    - a. Vehicle or boat sales or rental facilities. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
    - b. d. (no change)
- 54.12.030 Revise Special Regulation 1 as follows:
  - 1. The following sues and activities are prohibited:
    - a. (no change)
    - b. Vehicle or boat sales or rental facilities; The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors;
    - c. e. (no change)
- 54.24.010 Detached, Attached or Stacked Dwelling units (Stand Alone or Mixed with Other Uses). Change "Landscape Category" from "D" to "B" when this use contains more than one detached dwelling unit (see Attachment 5).

#### Chapter 55 - Totem Lake Zones - TL 1A, 1B, 2, 8, 10A

- 55.09.030 Revise Special Regulation 3 as follows:
  - 3. The following uses and activities are prohibited:
    - a. Vehicle and/or boat sales, repair, service or rental facilities. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
    - b. d. (no change)
- 55.13 GENERAL REGULATIONS

1. – 3. (no change)

- 4. The ability to accommodate new development in the TL 1A and 1B zones is dependent upon the construction of twe <u>a</u> new streets: NE 130<sup>th</sup> Place, between 120<sup>th</sup> Avenue NE and Totem Lake Boulevard NE, and 119<sup>th</sup> Avenue NE, between NE-128<sup>th</sup> Street and NE 130<sup>th</sup> Place, as shown on Plate 34. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these this streets in whole or in part extends, shall contribute to the creation of the streets as follows:
  - a. With all new development, the portions of the streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34; and
  - b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34.

Minor deviations in the location, width and improvement of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.

- 55.15.020 Development Containing Both Office Use and Attached or Stacked Dwelling Units Special Regulation No. 1:
  - The maximum floor area ratio (FAR) for this use is determined as follows: (% office use x
     2) + (% residential use x 3) = FAR of each use allowed on the subject property. In addition, the following regulations apply to this use:

- a.---Where-land-dedication-for 119<sup>th</sup>-Avenue-NE-is-not-required-pursuant-to-General Regulation 4,-office use is-limited-to-0-5-FAR.
- b.—Where land dedication is required-for-the improvement of 119<sup>th</sup> Avenue NE, pursuant to-General Regulation 4, office-use may be increased according to the formula set forth-in Special Regulation 1.—Office-use may not exceed 90 percent of the total FAR for the mixed-use development. If the office-use is proposed to be built prior to the residential use, the applicant may propose a phasing plan for the residential component to the Planning-Department.—Maximum FAR-is determined-based on parcel-size, prior to any road-dedication-required-pursuant-to-General Regulation-4 for this-zone.
- a. The maximum Floor Area Ratio (FAR) for this use is 3.0, except as provided in paragraph b of this section. Office use shall not exceed 10% of the total gross floor area of all structures on the subject property.
- eb. On parcels where land dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.2-FAR of office use, or 0.3 of residential use for each 10 percent or portion thereof of the subject property required to be dedicated.
- 55.21.010 Revise Special Regulation 6 as follows:
  - Motor Vvehicle, sail boat, motor boat, and recreational trailer sales are permitted only if they vehicles are displayed in an indoor showroom, and the showroom does not occupy more than 10,000 square feet.
- 55.57.040 Revise Special Regulation 1 as follows:
  - 1. The following uses are not allowed: Vehicle or beat sales or repair, The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers, vehicle service station, and storage services; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
- 55.69.040 Revise Special Regulation 2 as follows:
  - 2. The following uses and activities are prohibited:
    - Motorized vehicle and/or beat sales, repair, service or rental facilities. <u>The sale</u>, <u>service</u>, and/or rental of motor vehicles, sail boats, motor boats, and recreational <u>trailers are not permitted</u>; <u>provided</u>, that motorcycle sales, service, or rental is <u>permitted</u> if conducted indoors.
    - b. d. *(no change)*

### Chapter 60 – Planned Areas

60.22.070 PLA 3A - Mini-School or Mini-Day-Care - Amend Minimum Lot Size in Use Zone Chart to read:

Must be part of a development with a site area of at least 15 acres with-3;600-sq-ft-per-unit.

60.185 PLA 17 - GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. – 4. (no change)

5. May not use lands waterward of the ordinary high waterline to determine lot size or calculate allowable density.

# Chapter 90 - Drainage Basins

Add the following to the Table of Contents for Chapter 90 - Drainage Basins:

7

# 90.170 Planning/Public Works Official Decisions – Lapse of Approval

# 90.60 Wetland Buffer Modification

- 1. Modification of Wetland Buffers when Wetland Is Also To be Modified (no change)
- 2. <u>Modification of Wetland Buffers when Wetland Is Not To Be Modified</u> (no change)
  - a. <u>Types of Buffer Modifications</u> (no change)
    - 1) (no change)
    - 2) Buffers may be decreased through buffer enhancement. The applicant shall demonstrate that through enhancing the buffer (by removing invasive plants, planting native vegetation, installing habitat features such as downed logs or snags, or other means), the reduced buffer will function at a higher level than the existing standard buffer. At a minimum, a buffer enhancement plan shall provide the following: (a) a map locating the specific area of enhancement; (b) a planting plan that uses native species, including groundcover, shrubs, and trees; and (c) provisions for monitoring and maintenance a monitoring and maintenance program prepared by a gualified professional consistent with the standards specified in KZC 90.55.4. Buffers may not be reduced at any point by more than one-third of the standards in KZC 90.45(1).
  - b. <u>Review Process and Decisional Criteria</u> (no change)

### 90.100 Stream Buffer Modification

- 1. <u>Types of Buffer Modification</u> (no change)
  - a. (no change)
  - b. Buffers may be decreased through buffer enhancement. The applicant shall demonstrate that through enhancing the buffer (by removing invasive plants, planting native vegetation, installing habitat features such as downed logs or snags, or other means) the reduced buffer will function at a higher level than the standard existing buffer. A buffer enhancement plan shall at a minimum provide the following: (1) a map locating the specific area of enhancement; (2) a planting plan that uses native species, including groundcover, shrubs, and trees; and (3) provisions for monitoring—and—maintenance a monitoring and maintenance program prepared by a qualified professional consistent with the standards specified in KZC 90.55.4. Buffers may not be reduced at any point by more than one-third of the standards in KZC 90.90(1).
- 2. <u>Review Process and Decisional Criteria</u> (no change)

# 90.140 <u>Reasonable Use Exception</u>

Delete entire existing text of 90.140 (retain section heading), and replace with the following:

<u>1. Purpose of the Reasonable Use\_Exception.</u> The purpose of the reasonable use exception is to:

- a. Provide the City with a mechanism to approve limited use and disturbance of a sensitive area and sensitive area buffer when strict application of this chapter would deny all economically viable use of the property;
- b. Establish guidelines and standards for the exercise of this authority adjusted to the specific conditions of each site; and
- c. To protect public health, welfare and safety of the citizens of Kirkland.
- 2. "Reasonable Use" is a legal concept that has been articulated by federal and state courts in regulatory takings cases. In a takings case, the decision-maker must balance the public benefit against the owner's interests by considering the nature of the harm the regulation is intended to prevent, the availability and effectiveness of alternative measures, and the economic loss borne by the owner. Public benefit factors include the seriousness of the harm to be prevented, the extent to which the land involved contributes to the harm, the degree to which the regulation solves the problem, and the feasibility of less oppressive solutions.
- 3. Reasonable Use Process. If the strict application of this chapter would preclude all reasonable use of a site, an owner of real property may apply for a reasonable use exception to this chapter. The application shall be considered under Process IIA of Chapter 150 KZC, provided that for a single-family development proposal which does not exceed a total of 3,000 square feet of site disturbance, and does not encroach into the sensitive area, but only the associated buffer, the application shall be considered pursuant to subsection 7 "Reasonable Use Process: Administrative Alternative" of this section.
- 4. Submittal Requirements. As part of the reasonable use request, in addition to submitting an application, the applicant shall submit a report prepared by a qualified professional and fund a review of this report by the City's qualified professional. The report shall include the following:
  - a. A determination and delineation of the sensitive area and sensitive area buffer containing all the information specified in KZC 90.40(3) for a wetland or based on the definitions contained in this chapter for a stream;
  - b. An analysis of whether any other reasonable use with less impact on the sensitive area and sensitive area buffer is possible;
  - c. Sensitive site design and construction staging of the proposal so that the development will have the least practicable impact on the sensitive area and sensitive area buffer;
  - d. A description of the area of the site which is within the sensitive area or within the set-backs or buffers required by this chapter:
  - e. A description of protective measures that will be undertaken such as siltation curtains, hay bales and other siltation prevention measures, and scheduling the construction activity to avoid interference with wildlife and fisheries rearing, nesting or spawning activities;
  - <u>f.</u> An analysis of the impact that the amount of development proposed would have on the sensitive area and the sensitive area buffer;

- g. How the proposal minimizes to the greatest extent possible net loss of sensitive area functions;
- h. Whether the improvement is located away from the sensitive area and the sensitive area buffer to the greatest extent possible; and
- i. Such other information or studies as the Planning Official may reasonably require.
- 5. Decisional Criteria. The City shall grant applications for reasonable use exceptions only if all of the following criteria are met:
  - a. That no permitted type of land use for the property with less impact on the sensitive area and associated buffer is feasible and reasonable, which in a residential zone shall be one single-family dwelling and in a commercial or industrial zone shall be an office use;
  - b. That there is no feasible on-site alternative to the proposed activities, including reduction in size, density or intensity, phasing of project implementation, change in timing of activities, revision of road and lot layout, and/or related site planning considerations, that would allow a reasonable economic use with less adverse impacts to the sensitive area and buffer;
  - c. Unless the applicant can demonstrate unique circumstances related to the subject property, the amount of site area that will be disturbed by structure placement or other land alteration, including but not limited to grading, utility installation, decks, driveways, paying, and landscaping, shall not exceed the following limits:
    - i. If the subject property contains 6,000 square feet of area or less, no more than 50% of the site may be disturbed.
    - ii. If the subject property contains more than 6,000 square feet but less than 30,000 square feet, no more than 3,000 square feet may be disturbed.
    - iii. For properties containing 30,000 square feet or more, the maximum allowable site disturbance shall be between 3,000 square feet and 10% of the lot area, to be determined by the City on a case-by-case basis.
    - iv. The amount of allowable disturbance shall be that which will have the least practicable impact on the sensitive area and the sensitive area buffer given the characteristics and context of the subject property, sensitive area, and buffer.

The applicant shall pay for a qualified professional to help with the City's determination of the appropriate limit for disturbance.

- d. The proposal is compatible in design, scale and use with other legallyestablished development in the immediate vicinity of the subject property in the same zone and with similar site constraints;
- e. The proposal utilizes to the maximum extent possible innovative construction, design, and development techniques, including pervious surfaces, which minimize to the greatest extent possible net loss of sensitive area functions and values;

- f. The proposed development does not pose an unacceptable threat to the public health, safety, or welfare on or off the property; and
- <u>g.</u> The proposal meets the mitigation, maintenance, and monitoring requirements of this chapter;
- h. The inability to derive reasonable use is not the result of actions by the applicant after the effective date of this chapter or its predecessor; and
- i. The granting of the exception will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures under similar circumstances.
- 6. Modifications and Conditions. The City may approve reduction in required yards or buffer setbacks and may allow the maximum height of structures to be increased up to five feet to reduce the impact on the sensitive area and sensitive area buffer. The City shall include in the written decision any conditions and restrictions that the City determines are necessary to eliminate or minimize any undesirable effects of approving the exception.
- 7. Reasonable Use Process: Administrative Alternative. If, in order to provide reasonable use of a site, the standards of this chapter need to be modified and the proposed improvement does not exceed a total of 3,000 square feet of site impact, including but not limited to structures, paved areas, tandscaping, decks, utility installation, and grading, the Planning Director is authorized to approve a reasonable use exception subject to subsections 4 and 5 of this section and considered under Process I of Chapter 145 KZC. Administrative approval shall also be subject to the following limitations:
  - a. The required front yard may be reduced by up to 50% where the applicant demonstrates that the development cannot meet the City's code requirements without encroaching into the sensitive area buffer.
  - b. The encroachment of the proposed development shall only be into the sensitive area buffer, not the sensitive area.
- 8. Lapse of Approval.
  - a. The reasonable use exception approval expires and is void if the applicant fails to file a complete building permit application within one year of the final decision granting or approving the exception, unless the applicant has received an extension for the exception from the decision-maker 30 days prior to expiration. "Final decision" means the final decision of the Planning Director or City Council.
  - b. The applicant may apply for a one-time extension, of up to one year. The application must be submitted by letter to the Planning Official and, along with any other supplemental documentation, must demonstrate that the applicant is making substantial progress toward developing the subject property consistent with the approval and that circumstances beyond his/her control prevent compliance with the time limit under this section.
  - c. The lapse of approval period provided in this section is shorter than the lapse of approval period in KZC 150.135 generally applicable to Process IA approvals and this shorter period shall control for reasonable use exception approvals.

## 90.170 Planning/Public Works Official Decisions – Lapse of Approval

<u>Planning or Public Works Official decisions authorized by this chapter shall be subject to the Lapse of Approval provisions of KZC 145.115.</u>

### Chapter 105 – Parking and Access

### 105.10 Vehicular Access Easement or Tract Standards

- <u>Roadway Widths</u> For vehicular access easements or tracts, minimum standards for widths are established as follows:
  - a. When no Fire Department access road is required, and the access easement or tract will service one to four detached dwelling units or one to two duplex structures, the minimum standard is 16 feet of unobstructed pavement in a 21-foot-wide easement or tract; for easements or tracts less than 100 feet in length, the Public Works Department may reduce the standard to 10 feet of unobstructed pavement in a 15-foot-wide easement or tract if the easement or tract and abutting driveways are located to allow for safe ingress and egress.

When an access road is required by the Fire Department, the following standards shall apply:

 The access road shall extend full width from the public right-of-way to the front-property-line-of-the furthest lot, or to the point at which the distance to the most distant point of the rear setback property line of the furthest lot is within 150 feet. Required pavement width shall be unobstructed;

2) – 3) (no change)

b. - d. (no change)

2. (no change)

### 105.47 Location of Parking Areas – Garages in Low Density Zones

Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20' X 20' parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage. These dimensions may be reduced if the Planning Official or Public Works Official determines that the reduction will not:

1. Impede vehicular or pedestrian use of the easement, tract, or right-of-way by other users; and

2. Impede emergency vehicle movement through the easement, tract, or right-of-way.

### Chapter 110 – Required Public Improvements

110.70 Modifications, Deferments and Waivers, and Construction-in-Lieu

1. – 4. (no change)

- 5. <u>Waiver</u> The City may waive and not require or allow installations of a required improvement under the following circumstances:
  - a. (no change)

b. If the project is for a single-family dwelling alteration that is less than \$200,000 in value, <u>based on building alteration costs in effect on January 1, 2006. This threshold shall be reviewed annually and adjusted by a percentage equal to the percentage of increase in building alteration costs, if any (see KZC 110.10(1)(d) for building alteration costs information); or</u>

c. - e. (no change)

6. – 8. (no change)

### Chapter 115 - Miscellaneous Standards

 Table of Contents:
 Chapter 115 – Miscellaneous Use Development and Performance Standards

Sections:	
115.05	User Guide
115.07	Accessory Dwelling Units
115.08	Accessory Structure (detached dwelling unit uses only)
115.10	Accessory Uses, Facilities, and Activities
115.15	Air Quality Regulations
115.20	Animals in Residential Zones
115.23	Common Recreational Space Requirements for Certain Residential Uses
115.25	Development Activities and Heavy Equipment Operation – Limitations On
115.30	Distance Between Structures/Adjacency to Institutional Uses
115.35	Erosion and Sedimentation Regulation
115.40	Fences
115.42	Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential
	Zones
115.43	Garage Setback Requirements for Detached Dwelling Units in Low Density Zones
115.45	Garbage and Recycling Receptacles and Dumpsters – Placement and Screening
115.50	Glare Regulation
115.55	Heat Regulation
<u>115.59</u>	Height Regulations – Calculating Average Building Elevation (ABE)
115.60	Height Regulations – Exceptions
115.65	Home Occupations, Accessory Dwelling Units, and Other Accessory Components of
	Residential Uses
115.70	Junk and Junk Yards Prohibited
115.75	Land Surface Modification
115.80	Legal Building Site
115.85	Lighting Regulations
115.90	Calculating Lot Coverage
115.95	Noise Regulations
115.100	Odor
115.105 115.110	Outdoor Use, Activity, and Storage Radiation
	Required Yards
115.115 115.120	Rooftop Appurtenances
	Rounding of Fractions of Dwelling Units
115.125	Sight Distance at Intersections
115.135 115.138	Temporary Storage Containers
115.138	Temporary Storage Containers
	Transit Shelters and Centers, Public
115.142 4 <del>45.145</del>	Transit Sneiters <u>and Centers</u> , Public —Troos Certain Species Prohibited
115.150	Vehicles – Size in Residential Zones Limited
110,100	

- <u>115.07</u> Accessory Dwelling Units (this section is moved from 115.65.5; changes are made as indicated below) One accessory dwelling unit (ADU) is permitted as subordinate to a single-family dwelling; provided, that the following criteria are met:
  - a. <u>1.</u> (numbering change only)
  - b. <u>2.</u> <u>Owner Occupancy</u> One of the units must be owner-occupied.---Owner-occupancy-is defined as a person-with an ownership-interest in the property the principal residence of the property owner(s).
  - e. 3. (numbering change only)
  - d. <u>Scale</u> The square footage of the accessory dwelling unit shall not exceed 40 percent of the primary residence and accessory dwelling unit combined. If the accessory unit is completely located on a single floor, the Planning Director may allow increased size in order to efficiently use all floor area.

Detached accessory dwelling units shall not exceed 800 square feet of gross floor area. The gross floor area shall not include area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof. When calculating the square footage of the ADU (see KZC 5.10.340, definition of "gross floor area"), covered exterior elements such as decks and porches will not be included; provided, the total size of all such covered exterior elements does not exceed 200 square feet. An accessory dwelling unit will be considered to be "detached" from the principal unit if it has any of the following characteristics:

(1)-3) <u>a) - c)</u> (numbering changes only)

e.---i. <u>5. – 9.</u> (numbering changes only)

- j. 10. Permitting
  - (1) (-3) <u>a. c.</u> (numbering changes only)
  - 4) d. Appeals. An applicant may appeal to the Hearing Examiner ∓the decision of the Planning Official in approving or denying a request to construct an accessory dwelling unit may be appealed using the appeal provision, as applicable, of Process-I,-KZC-145.60 through 145.110. A written notice of appeal shall be filed with the Planning Department within fourteen (14) calendar days of the date the Planning Official's decision was mailed or otherwise delivered to the applicant. The City shall give notice of the hearing to the applicant at least seventeen (17) calendar days prior to the hearing. The applicant shall have the burden of proving the Planning Official made an incorrect decision. Based on the Hearing Examiner's findings and conclusions, he or she may affirm, reverse, or modify the decision being appealed.
- <u>115.08</u> Accessory Structure (detached dwelling unit uses only) (this section is moved from 115.65.3, changes are made as indicated below) –

Structures, to be used as a tool shed, greenhouse, private garage, accessory dwelling unit, barns or similar use are permitted. The total size of all such structures may not exceed the gross floor area of 1,200 square feet plus 10 percent of the lot area that exceeds 7,200 square feet. The gross floor area shall not include area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof. The height (roof peak elevation) of an accessory structure may not exceed 15 feet above the existing height (roof peak elevation) of the primary residence or 25 feet above average

building elevation, whichever is less. An accessory structure which contains an accessory dwelling units must also comply with subsection-(5)-of-this-section KZC 115.07.

#### 115.20 Animals in Residential Zones

1. - 5. (no change)

Revise Chart pertaining to Large Domestic Animals, as follows:

Special Regulations:

1. - 5. (no change)

- 6. For residential lots in RS 35 and RSX 35 Zones within the Bridle Trails neighborhood north of Bridle Trails State Park or residential lots in PLA 16 which are not part of a recorded master plan, the required review process shall be "None", and the maximum number of adult animals and minimum lot size and setback regulations shall not apply. Instead, the following regulations shall apply:
  - b. a. Up to two additional horses may be kept on a residential lot, providing that an additional 3,000 square feet of paddock area is available for each additional horse.
  - a. b. Each residential lot must contain an area of <u>at</u> least 10,000 permeable square feet for the purpose of accommodating two horses, capable of being used for <u>or easily converted to</u> a paddock area and barn, having a minimum width of 29 40 feet and configured in a contiguous and usable manner to accommodate the feed, storage, and manure pile. <u>"Configured in a contiguous and usable manner" shall mean an area, uninterrupted by non-paddock area, having a shape as close to square or rectangular as possible. While the minimum width allowed is 40 feet, the majority of the area must have a width of at least 80 feet. The Planning Official is authorized to approve minor deviations from the required dimensions and/or shape of the paddock area due to pre-existing improvements and/or size, shape, or topography of the property.</u>
  - c. This The area used or reserved for paddock area must be pervious and exclusive of any structures or improvements (except livestock barns) such as storage sheds, residential units, carports, decks, patios, swimming pools, <u>ponds</u>, sports courts, <u>rockeries</u>, or paving, <u>but may contain easily removed features such as children's play equipment, landscaping, trellises, and flagpoles, as long as such features are not embedded in concrete or otherwise permanently-mounted. The area shall not be located over a septic tank, drain field, or reserve drain field. Paddock areas shall not be located on steep slopes (over 15 percent grade) or in areas regulated under KZC 90 Drainage Basins.</u>
  - e-<u>d.</u> Direct access to this <u>the paddock</u> area must be available to deliver feed and pick up manure from an alley, an easement, or an adjacent right-of-way across a side yard of the lot. <u>The access route shall have a minimum unobstructed width of 15</u> feet and a grade no greater than 12 percent, except that the first 15 feet in back of the existing or future curb line the grade shall not exceed 6 percent. Any portion of an access route located within an adjacent equestrian trail easement shall not be paved, but may be surfaced with gravel up to 5/8" size.
  - d. <u>e.</u> Horse <u>The</u> paddock areas must be setback five feet from each property line which abuts a school use or a residential use <u>zone</u> other than RS 35, RSX 35, or PLA 16.

- er f. Required horse The paddock areas must be setback 10<sup>t</sup> feet from habitable dwellings and 5 feet from significant improvements outside the paddock area, such as swimming pools, sports courts, decks, and patios. Livestock barns must be setback 40 feet from habitable dwellings.
- fr. g. Livestock barns permitted within the designated paddock area may not exceed 1,200 square feet in footprint, excluding covered overhangs, and must be designed solely for housing of animals and storage of tack, feed, shavings, or ancillary equipment.

Special Regulations 2, 3, and 4 also apply to this-area these zones

h. i. Interpretations of the Zoning Code which directly or indirectly involve application of regulations about horse paddock areas shall be liberally construed in favor of an equestrian character for the neighborhood.

(Codifies Interpretation 05-2)

## 115.23 Common Recreational Space Requirements for Certain Residential Uses

(Note: This Section 115.23 does not create any new development regulations. Rather, it centralizes language from the zones listed below into one single location. Attachment 7 to this Attachment A shows the language deletion from each of these zones).

- 1. <u>General Residential developments identified herein by zone and use listing shall</u> comply with the common recreational space requirements of this Section:
  - a. RM Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 20.10.020;
  - b. PR Zone: "Detached, Attached or Stacked Dwelling Units", KZC 25.10.020;
  - c. FC II Zone: "Detached, Attached or Stacked Dwelling Units", KZC 35.20.110; and "Development Containing Stacked dwelling Units and Office Uses", KZC 35.20.120;
  - d. NRH 5 Zone: "Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses)", KZC 54.36.010;
  - d. NRH 6 Zone: "Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses)", KZC 54.42.010;
  - e. PLA 5A Zone: "Detached, Attached or Stacked Dwelling Units"; 60.32.020;
  - f. PLA 5B Zone: "Detached, Attached or Stacked Dwelling Units"; 60.37.020; and 60.37.040 "Development Containing Stacked or Attached Dwelling Units and Office Uses";
  - g. PLA 5C Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.42.020; and "Development Containing Stacked or Attached Dwelling Units and Office Uses", KZC 60.42.040;
  - h. PLA 5D Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.47.020;
  - PLA 5E Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.52.020;
  - j. PLA 6A Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.57.020;
  - k. PLA 6B Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.62.020; and "Development Containing Stacked or Attached Dwelling Units and Office Uses"; KZC 60.62.040;

I. PLA 6D Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.72.020; m. PLA 6F Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.82.020;

n. PLA 6G Zone: "Attached or Stacked Dwelling Units", KZC 60.87.130;

o. PLA 6H Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.92.020;

p. PLA 6I Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.97.020;

- <u>q. PLA 6J Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.102.020;</u>
   r. PLA 6K Zone: "Detached, Attached, or Stacked Dwelling Units", KZC
- r. PLA 6K Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.107.020; s. PLA 7A Zone: "Detached, Attached, or stacked Dwelling Units", KZC
- <u>60.112.020;</u> PLA 7B Zone: "Detached, Attached, or Stacked Dwelling Units", KZC
- 60.117.020; u. PLA 7C Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.122.020
- v. PLA 13A Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.162.080; and "Development containing attached or stacked dwelling units and office uses", KZC 60.162.090;
- w. PLA 13B Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.167.020; and "Development containing Attached or Stacked Dwelling Units and Office uses", KZC 60.167.040;
- x. PLA 17 Zone: "Attached or Stacked Dwelling Units", KZC 60.187.020; and
- y. PLA 17C Zone: "Attached or Stacked Dwelling Units", KZC 60.197.020.
- 2. If a proposed use or development activity identified in subsection (1) will contain four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:
  - a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft, and having a length and width of at least 25 feet.
  - b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
  - c. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- 115.25 Development Activities and Heavy Equipment Operation Limitations On
  - 1. General (no change)
  - a. <u>Exception</u> The Planning Official may grant written permission to engage in a development activity or to operate heavy equipment outside of the hours established by subsection (1) of this section if <u>either:</u>
    - i. this The activity or operation will not interfere with any residential use that is permitted in the zone in which it is located impact any residential use; or
    - ii. The permission will facilitate the construction of publicly-funded improvements that will serve the general population of the City of Kirkland and such permission is necessary to avoid undue delay of project completion and/or long-term inconvenience or disruption to the general public.
    - b. (no change)
- 115.30 Distance Between Structures/Adjacency to Institutional Use

#### 1. Distance Between Structures

- a) Apply to: (no change)
- b) <u>General</u> For purposes of the regulation in this code regarding maximum horizontal façade for any use in any zone to which the maximum horizontal façade limitations apply, and F.A.R. calculation for detached dwelling units in low density residential zones only, two structures will be treated and considered as one structure if any elements of the structures, other than as specified in subsection (1)(c) of this section, are closer than 20 feet to each other. In addition, two structures connected by a breezeway or walkway will be regulated as one structure if any element of the breezeway or walkway is higher than eight ten feet above finished grade.

## c) Exceptions

- 1) Porches and similar e Elements of a structure no higher than 18 inches above finished grade may be closer than 20 feet to another structure.
- Chimneys, bays <u>bay</u> windows, greenhouse windows, eaves, cornices, <u>awnings, and canopies</u> and similar elements that customarily extend beyond the exterior walls of a structure may be no closer than 17 feet from another structure may extend 18 inches from each structure toward the other.
- 3) Detached dwelling units approved and constructed as a "Detached, Attached, or Stacked Dwelling Unit" are excluded from horizontal façade regulations and may be located within 10 feet of one another.
- <u>4) Porches and stairs may extend 5 feet from each structure toward the other if:</u>
  - a) The porch is no higher than one story and the finished floor of the porch is no more than four feet above finished grade;
  - b) Three sides of the porch are open;
  - c) No deck, balcony, or living area will be placed on the roof of the porch; and
  - d) The width of the porch will not exceed 50% of the façade to which it is attached.
  - d) Allowed exceptions to the above criteria are:
    - i) Solid walls or railings may extend up to 42 inches above the porch floor; and
    - ii) Eaves on the porch roof may extend an additional 18 inches beyond the porch.
- 2 Adjacency to Institutional Uses (no change)
- 115.42 Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones

- 1. Gross floor area for purposes of calculating F.A.R. and maximum floor area for detached dwelling units in low density residential zones does not include the following:
  - a. Attic area with less than five feet of headroom <u>ceiling height, as measured</u> between the finished floor and the supporting members for the roof.
  - b. Floor area with a ceiling height, including the horizontal supporting-members-for the ceiling, less than six feet above finished grade. The ceiling height will be measured to the top of the structural members for the floor above. The finished grade will be measured along the outside perimeter of the building (see Plate 23).
  - c. d. (no change)
- 2. (no change)
- <u>115.59</u> Height Regulations Calculating Average Building Elevation (ABE)
  - 1. <u>General ABE shall be calculated using the following formula:</u>

<u>ABE = (Mid-point Elevation) x (Length of Wall Segment) + (Mid-point Elevation) x (Length of Segment) / (Length of Segment) + (Length of Segment)</u>

(See Plate 17) (no change; only moved from definition – KZC 5.10.045)

- 2. Attached but independent building units When a building or structure contains townhouses or other attached, but otherwise independent building units, the ABE is calculated separately for each unit. (no change; only moved from definition KZC 5.10.045)
- 115.60 <u>Height Regulations Exceptions</u>
  - 1. General (no change)
  - 2. <u>Exceptions</u>
    - a. Detached Dwelling Units
      - 1) 3) (no change)
    - b. <u>Other Structures</u>
      - 1) 2) (no change)
      - 3) Skylights may exceed the height limit by a maximum of six inches.
    - c. d. (no change)
- 115.65 <u>Home Occupations, Accessory Dwelling Units, and Other Accessory Components-of</u> <u>Residential Uses</u>

1......General-The regulations of this section apply to every residential use within the City.

2. <u>Home Occupations</u>

- a. <u>1. Purpose</u> The purpose of this section is to allow <u>limited</u> commercial occupations <u>activity</u> incidental to residential uses-located in residences of a dwelling unit while guaranteeing ensuring all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential neighborhoods.
- 2. Applicability Home occupations are allowed as an accessory use to the residential use of a single-family, multi-family, or accessory dwelling unit, subject to the requirements of this Chapter. A business license shall be required for all home occupations.
- 3. Residency The location of the Home Occupation must be the principal residence of the person(s) conducting the Home Occupation.
- b. <u>4.</u> <u>Home Occupation Regulations Standards for Home Occupations –</u> A home occupation may be conducted subject-to-the-following-regulations <u>if it</u>:

A home occupation is permitted if it:

- 4) a. Is carried on exclusively by family members who reside in residents of the dwelling unit and, in addition, not-more than two additional people who are not residents of the dwelling may involve no more than two other business participants visiting the dwelling unit (or, for properties that contain an accessory dwelling unit, visiting the property) per day. "Other business participants" shall include non-family employees and independent contractors.
- b. Is-conducted-indoors-and-hHas no outside storage, exterior indication, or outside activity, including equipment stored on vehicles;
- 3) <u>c.</u> Requires no alteration to the interior or exterior of the dwelling that changes its residential character;
- 4) <u>d. Does not linvolves activities, including but not limited to the use of heavy equipment, power tools, power sources, hazardous materials, or other equipment or materials, which-do-not that result in noise, vibration, smoke, dust, odors, heat, traffic, parking, or other conditions that exceed, in duration or intensity, such conditions normally produced by a residential use;</u>
- 5) e. Has, no pickup-or-delivery-by-commercial-vehicles; however, occasional in addition to daily mail service, and no more than a combined total of three commercial and courier pick-ups and deliveries at the dwelling unit (or, for properties that contain an accessory dwelling unit, the property) per day, and no more than 10 such pick-ups and deliveries per week, are-permitted. Said pick-ups and deliveries shall occur between the hours of 8:00 a.m. and 6:00 p.m.;
- 6) ---- Does not include the following businesses:
  - a) Motor vehicle related businesses including but not limited to auto, truck, body work, detailing, painting, or taxicab, van shuttle, limousine, towing, or other transportation service or sales;
  - b) Repair or sales of large-appliances-or-heavy equipment;
  - c)----Welding;
  - d) Kennels or commercial stables;

e) Inventory storage of more-than 1,200 cubic-feet-of-materials;

f) Restaurants; and

g)----Landscaping.

Office only activities for the above-uses-may be allowed as home occupations; provided, all-other-requirements of this section are met;

- f. Occupies no more than 500 square feet of floor area, including any space in an accessory structure;
- 7) g. Does not includes no more than four six persons clients/customers per day and no more than two persons clients/customers at any time visiting the subject property dwelling unit (or, for properties that contain an accessory dwelling unit, visiting the property) for goods or services. A family arriving in a single vehicle shall be considered one client. Client/Cgustomer visits or deliveries to a home occupation shall be between the hours of 8:00 a.m. and 8:00 p.m. (not applicable to a bed and breakfast house);
- 8) <u>h.</u> Operates no more than one vehicle, van, truck, or similar vehicle, <u>The vehicle</u> shall not exceeding any of the following;

i.\_\_\_a <u>A</u> gross vehicle weight of 10,000 pounds;

A height of nine feet; and/or

iii. A length of 22 feet,

The measurement of vehicle height and length shall include bumpers and any other elements that are required by federal or state law for the operation of the vehicle on public roads; and

- 9) i. Has no signs <u>exterior indication</u> other than one building-mounted, non-illuminated sign with a maximum size of two square feet.
- 10) j. For a bed and breakfast house, the following additional regulations apply in addition to those listed above:
  - a. f. (no change to standards; numbering changes only)
- e. 5. A home occupation which does not meet one or more of the requirements of subsection (2)(b) of this section 115.65.4 may be approved using Process IIA, described in Chapter 150-KZC, if it: shall be reviewed under Process I, described in Chapter 145 of this Code; provided, that the notice of application required by KZC 145.22.1 shall be distributed pursuant to the provisions of KZC 150.22.2 (Process IIA). An application for a home occupation under this Section may be approved if the home occupation:
  - 4) a. Will not harm the character of the surrounding neighborhood;
  - 2) b. Will not include outdoor storage and/or operation of building materials, machinery, commercial vehicles, or tools, except if it meets the following criteria:
    - a 1) Is appropriately screened from other properties;

- b 2) Does not emit noise, odor, or heat; and
- e 3) Does not create glare: and
- 3) <u>c.</u> Does not create a condition which injures or endangers the comfort, repose, health or safety of persons on abutting properties or streets; and
- 4) d. Will not generate excessive traffic or necessitate excessive parking; and
  - e. Will locate and screen any required or proposed site improvements in a manner that minimizes its view from surrounding properties or adjacent streets.
- 5) f. For bed and breakfast houses, there will be a maximum of four guest rooms.
- d. <u>Licensing</u> A business license shall be required for all home occupations.
- e. <u>6.</u> <u>Revocation of Home-Occupation-Permit Enforcement</u> Upon determination that there has been a violation of any decision criteria or condition of approval of a home occupation permit granted pursuant to subsection (2)(c) of this section, the Director of Planning- and Community Development may revoke a home occupation permit provision of this Section, the City may pursue code enforcement in accordance with pursuant to the provisions of Chapter 170 KZC of this Code, Zoning Code Enforcement.
- <u>Accessory-Structure (detached dwelling unit uses only)</u> (this section has been moved to new section 115.07)</u>
- <u>Domestic Animals</u> Please see KZC 115.20, Animals in Residential Zones, for regulations for keeping animals in residential-zones.
- 5. <u>Accessory Dwelling-Units</u>— (this section has been moved to new section 115.08)
- 115.90 Calculating Lot Coverage
  - 1. General (no change)
  - 2. Exceptions
    - a. b. (no change)
    - c. For detached dwelling units in low density zones <u>and having a front yard</u>, 10 feet of the width of a driveway, outside of the required front yard, serving a garage or carport, <u>provided that</u>:
      - The portion of the driveway excepted from lot coverage calculations shall not exceed 10 percent of the lot area; and
      - 2) The portion of the driveway excepted is not located in an access easement.
    - d. i. (no change)
- 115.95 Noise Regulations
  - 1. <u>Maximum Environmental Noise Levels</u> (no change)

- <u>Noise Public Nuisance</u> Any noise which injures; endangers the comfort, repose, health or safety of persons; or in any way renders persons insecure in life, or in the use of property, is a violation of this code. <u>The operation of power equipment, including but</u> not limited to leaf blowers, shall be deemed a public nuisance if such operation occurs during the following hours: Before 8:00 a.m. or after 8:00 p.m. Monday through Friday, or before 9:00 a.m. or after 6:00 p.m. Saturday, Sunday, or the following holidays: New year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. (codifies Interpretation 91-7)
- 3. Bonds (no change)

### 115.115 Required Yards

- 1. 2. (no change)
- <u>Structures and Improvements</u> No improvement or structure may be in a required yard except as follows:
  - a. I. (no change)
  - m. <u>For uses lin</u> low density residential zones, <u>and for residential uses in other zones</u>, the applicant may request a modification to locate no more than one storage shed in a required yard, <u>oxcept</u>; <u>provided</u>, <u>that no storage sheds are allowed in</u> a required front yard. The Planning Official may approve a modification if:

1) – 4) (no change)

- n. In low-density residential zones, covered entry porches on detached dwelling units may be located within 13 feet of the front property line if:
  - 1) The porch is covered and no higher than one story <u>and the finished floor of</u> the porch is no more than four feet above finished grade.
  - 2) Three sides of the porch are open;
  - The porch roof form is architecturally compatible with the roof form of the main house dwelling unit to which it is attached;
  - 4) No deck, balcony, or living area is permitted is placed on the roof of the porch within the required front yard; and
  - 5) If on attached or stacked dwelling units, the width of the porch does not exceed 50% of the façade to which it is attached.
  - 5 6) Allowed exceptions to the above criteria are:
    - Solid walls or railings may extend up to 42 inches above the porch floor;
    - Eaves on the porch roof may extend an additional 18 inches into the required front yard;
    - c) Stairs may extend an additional five feet into the required front yard.

For the purpose of this section, covered parking areas or driveways shall not be considered an entry porch.

This subsection (KZC 115.115(3)(n)) is not effective within the disapproval jurisdiction of the Houghton Community Council)

- o. In low density residential zones:
  - 1)-2) (no change)
  - One story <u>gG</u>arages without alley access may be located within five feet of the rear property line, <u>provided that</u>:
    - a) The portion of the structure that is located within the required rear yard is no taller than 15 feet above average building elevation; and
    - b. The rear yard does not abut an access easement that is regulated as a rear property line.
- p. HVAC equipment may be placed no closer than 5 feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to paragraph 3.m of this section or a garage approved pursuant to paragraph 3.o(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.
- 4. (no change)
- <u>Driveways and Parking Areas</u> Driveways and parking areas are not allowed in required yards except as follows:
  - a. Detached Dwelling Units and Duplexes
    - 1) <u>General</u> Vehicles may be parked in the required front, rear, and north property line yards if parked on a driveway and/or parking area. For the purpose of this section, vehicles are limited to those devices or contrivances which can carry or convey persons or objects and which are equipped as required by federal or state law for operation on public roads. A driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and <u>shall be separated from other hard-surfaced areas located in the required front yard by a landscape strip at least five feet in width. This landscape strip may be interrupted by a walkway or pavers providing a connection from the driveway to other hard-surface areas, as long as such walkway or pavers cover no more than 20 percent of the landscape strip. A driveway and/or parking area located in a required front yard shall not be closer than five feet to any side property line (see Plate 14); provided:</u>
      - a) That where access to a legally established lot is provided by a panhandle or vehicle access easement measuring less than 20 feet in width, a driveway not exceeding 10 feet in width, generally centered in the panhandle or access easement, shall be permitted (see Plate 14A); and
      - b) That any driveway which generally parallels a right-of-way or easement road shall be set back at least five feet from the right-ofway or easement, except for a 20-foot wide section where the

driveway connects with the right-of-way or easement. Such driveway shall not have a width of more than 10 feet within the front or rear yard (see Plate 14B) and shall be separated from other hardsurfaced areas located in the front or rear yard by a landscape strip at least five feet in width. Where more than one driveway is permitted within a front or rear yard, those driveways shall be separated by a landscape strip at least five feet in width.

- 2) 3) (no change)
- b. c. (no change)
- d. <u>Other Uses</u> Parking areas and driveways for uses other than those addressed in subsections (5)(a), (b), and (c) of this section may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than five feet to any property line. <u>Where this</u> provision conflicts with a regulation of a specific zone, the regulation of the <u>specific zone shall govern.</u>
- e. f. (no change)
- 115.120 Rooftop Appurtenances
  - 1. 4. (no change)
  - 5. <u>Optional Locations</u> As an option to placing appurtenances on the roof, appurtenances may be located as follows:
    - a. At or below grade, subject to the following:
      - (no change)
      - 3) The appurtenances may be located in a required side or rear yard, if:
        - a) (no change)
        - b) The appurtenances are reviewed as part of a Process I, II, <u>or</u> III, or IV zoning permit for the use or structure they will serve;
        - c) If the use or structure the appurtenance will serve does not require review through Process I, II, or III, the Planning Official may allow an appurtenance to be located in a required side or rear yard using the process described in Section 4.c. above. In such event, only the owners and residents of the property located immediately adjacent to the required yard in which the appurtenance is proposed to be located shall be provided notice; and

c) - o) d) - f) (numbering change only)

- (no change) ·
- b. (no change)
- 115.142 Transit Shelters and Centers, Public

Public transit shelters <u>and centers</u> are allowed in all zones. Shelter-height <u>, and</u> shall not exceed 15 feet above average building elevation <u>in low density zones</u>, and the use <u>The public transit shelters and centers</u> must not unreasonably impede pedestrian movement or create traffic safety problems. Transit route and information signs and markers may be installed. One hundred percent lot coverage is allowed. There are no specific requirements for review process, minimum lot size, minimum required yards, landscaping, or parking for this use.

### 115.145 Trees - Certain Species Prohibited

The following-types of trees may not be planted closer than the listed minimum planting distance-to-streets-or-sewers:

<u>Trees</u>	-Minimum-Planting Distance
1. Ailathus Altisinia (Tree of Heaven)	25'
2.—Catalpa————	25!
3 Cottonwood	40'
4Juglamus-Nigra (Black Walnut)	
5. Platanus (Plane, Sycamore)	<u> </u>
6. Populus (Poplars)	40'
7Salix-(Willows)	
8. Tilia Americana (Basswood)	
9Ulmus-(Elm)	40'

Any person violating this provision is responsible for any damage caused by the tree or trees.

#### Chapter 120 – Variances

## 120.12 Expansion or Modification of an Existing Structure

The following subsection is not effective within the disapproval jurisdiction of the Houghton Community Council.

If the expansion or modification of an existing structure requires a variance under this chapter, the Planning Director may approve such expansion or modification without requiring the variance process if all of the following criteria are met:

- 1. The request complies with the criteria in KZC 120.20; and
- 2. The gross floor area of the structure is expanded by less than five percent; and
- 3. The Planning Director determines that the change or alteration will not have significantly more or different impact on the surrounding area than does the present development.

An approval granted pursuant to this subsection shall be valid for a period of four years following the date of approval, during which time a complete building permit application for the expansion or modification shall be submitted to the City. Within six years following the date of approval granted pursuant to this subsection, the applicant shall substantially complete construction of the expansion or modification and any permit conditions applicable thereto, or the approval becomes null and void.

#### Chapter 130 - Rezones

#### 130.70 Quasijudicial Project Rezones – Minor Modifications

Subsequent to the adoption of the resolution of intent to rezone, the applicant may apply for a minor modification to the site plan approved as part of that resolution. The Planning Official shall administratively review and decide upon an application for a minor modification. The City may approve a minor modification only if it finds that:

- 1. 3. (no change)
- 4. The change will not result in any increase in height of any structure <u>above any of the</u> <u>following:</u>
  - a. 10% above the originally-approved height;
  - b. The Maximum Height of Structure of the underlying zone; or
  - c. The maximum allowable height, if any, specified in the resolution of intent to rezone; and
- 5. (no change)

## Chapter 135 – Zoning Code Amendments

- 135.30 Emergency Zoning Code Amendment Moratoria and Interim Land Use Regulations
  - <u>General</u> The-City-may-initiate-an-emergency-amendment-to-the-Zoning-Code.—An emergency-amendment-is-an-amendment-necessary-for-the-immediate-protection-of public-health, safety, property-or-peace. <u>Nothing shall prevent the City Council from</u> establishing or extending development moratoria or interim land use regulations in accordance with the procedures set forth in RCW 35A.63.220 and RCW 36.70A.390, as those sections exist or may be hereafter amended or superseded.
  - 2. <u>Process</u> <u>Disapproval Jurisdiction</u>
    - a. The City Council-shall hold a public-hearing using the process described in KZC 460:40-for-notice; KZC-160.45 for-staff-report; KZC-160.55,-160:65-and-160:70 for public hearing; and KZC 160:90-for-publication and effect.
    - b. The Planning Official shall notify the Planning Commission in writing about the proposed emergency amendment-at-least 14 days before the public-hearing. If the -amendment-is--within the-jurisdiction--of--the Houghton Community, the Houghton-Community Council shall also be notified.
    - c. If the proposed amendment is within the jurisdiction of the Houghton Community Council, the Houghton-Community Council-shall-hold-a-joint-hearing-with-the-City Council.
    - d.— The City-Council-shall-adopt-an-emergency-plan-amendment-by-an-appropriate resolution-or-ordinance-that-includes-a-statement-of-the-facts-justifying-the emergency.
    - e. If the City Council approves\_a-resolution\_or\_ordinance, it-is-not\_shall\_become offective establishes or extends a moratorium or interim land use regulations within the disapproval jurisdictional area of the Houghton Community Council, until that City Council action shall become effective only upon:
      - 4) <u>a.</u> A <u>Approval by a</u> majority of the entire membership of the Houghton Community Council, votes to approve it; <u>Such approval shall be by</u> resolution; or

2) <u>b.</u> <u>Failure of</u> <u>T</u>the Houghton Community Council fails to disapprove it, by majority vote of the entire membership, within seven <u>60</u> calendar days after City Council approves the resolution or ordinance <u>establishing or extending</u> the moratorium or interim land use regulations. The vote to disapprove the action must be approved by resolution by a majority of the entire membership of the Community Council.

### Chapter 140 - Amendments to the Comprehensive Plan

### 140.35 <u>Emergency Plan Amendment</u>

- 1. (no change)
- 2. Process
  - a. d. (no change)
  - e. If the City Council approves a resolution or ordinance, it is not shall become effective within the jurisdictional area of the Houghton Community Council until only upon:
    - A <u>Approval by a</u> majority of the entire membership of the Houghton Community Council. votes to approve it; <u>Such approval shall be by</u> resolution; or
    - 2) <u>Failure of The Houghton Community Council fails to disapprove the resolution ordinance it, by majority vote of the entire membership, within seven calendar days after the City Council approves<u>al</u> the resolution or ordinance. The vote to disapprove the resolution or ordinance must be approved by resolution by a majority of the entire membership of the Community Council.</u>

### Chapter 145 - Process I

145.45 Planning Director's Decision

1. - 4. (no change)

 <u>Notice of Decision</u> – Within four business days after the Planning Director's written decision is issued, the Planning Official shall mail a copy of the decision to the following persons:

a. – c. (no change)

In addition, within four calendar <u>business</u> days after the Planning Director's decision is issued, the Planning Official shall post a summary of the decision, along with a summary of any threshold determination under SEPA and the procedures for appealing the decision under this chapter, on the public notice sign erected under KZC 145.22(2)(b).

#### Chapter 150 – Process IIA

#### 150.90 Participation in the Appeal

Only those persons entitled to appeal the decision under KZC 150.80(1) who file an appeal under KZC 150.80(2) may participate in the appeal; provided, that the applicant may submit a

written response to an appeal filed by an appellant, regardless of whether the applicant filed an appeal. These persons may participate in either or both of the following ways:

1. - 2. (no change)

#### Chapter 152 – Process IIB

- 152.30 Notice of Hearing
  - 1. <u>Contents</u> (no change)
  - <u>Distribution</u> The Planning Official shall distribute this notice at least 14 calendar days before the public hearing as follows:
    - a. A copy of the notice, <u>or a summary thereof</u>, including a vicinity map, will be sent to the owners of all property within 300 feet of any boundary of the subject property.
    - b. A copy of the notice, <u>or a summary thereof</u>, including a vicinity map, will be sent to the residents of each piece of property adjacent to or directly across the street from the subject property.
    - c. e. (no change)
  - 3. <u>Combined Notice</u> (no change)
- 152.100 Action and Jurisdiction of the Houghton Community Council
  - 1. (no change)
  - <u>Disapproval Jurisdiction</u> If the City Council approves an application within the disapproval jurisdiction of the Houghton Community Council, that approval is-not shall become effective until only upon:
    - a. A <u>Approval by a</u> majority of the entire membership of the Houghton Community Council, vote by resolution to approve it; <u>Such approval shall be by resolution;</u> or
    - b. <u>Failure of</u> Tthe Houghton Community Council fails to disapprove it the application within 60 calendar days after City Council adopts the ordinance or resolution granting the application. The vote to disapprove the application must be approved by resolution by a majority of the entire membership of the Community Council.

#### Chapter 155 – Process III

- 155.100 Action and Jurisdiction of the Houghton Community Council
  - 1. (no change)
  - <u>Disapproval Jurisdiction</u> If the City Council approves an application within the disapproval jurisdiction of the Houghton Community Council, that approval is-not shall become effective until only upon:
    - a. A <u>Approval by a</u> majority of the entire membership of the Houghton Community Council<u>.</u> votes by resolution to approve it; <u>Such approval shall be by resolution</u>; or

b. <u>Failure of Tthe Houghton Community Council fails to disapprove the application it</u> within 60 calendar days after City Council adopts the ordinance or resolution granting the application. The vote to disapprove the application must be approved by resolution by a majority of the entire membership of the Community Council.

# Chapter 160 – Process IV

### 160.40 <u>Notice</u>

- 1. <u>Contents</u> (no change)
- 2. Distribution
  - a. The Planning Official shall distribute this notice at least 14 <u>calendar</u> days before the public hearing as follows:
    - 1) A copy of the notice will be published in the official newspaper of the City.
    - A copy of the notice will be posted on each of the official notification boards of the City.
  - b. <u>Public Notice Signs</u> If the proposal is to reclassify land on the Zoning Map, the applicant <u>or in the case of City initiated proposals the City</u> shall provide for and erect public notice signs at least 14 calendar days before the public hearing as follows:
    - 1) The signs shall be designed and constructed to City standards. A copy of the notice described in subsection (1) of this section and a vicinity map shall be attached to each sign.
    - The Department of Planning and Community Development is authorized to develop the standards for the public notice signs necessary for implementation of this section.
    - 3) For City initiated proposals that involve multiple properties, one public notice sign shall be placed on an adjacent public right-of-way for properties that include up to 10 lots. For multiple properties that include more than 10 lots, a minimum of two such signs shall be placed. The Department of Planning and Community Development shall approve the location of each sign.
    - 3 <u>4</u>) For all other proposals, Oone sign shall be erected on or near the subject property facing each public right-of-way adjacent to the subject property and private easement or tract road providing primary vehicular access to the subject property and to any property that abuts the subject property. The Department of Planning and Community Development shall approve the location of each sign.
    - 4 5) The signs shall be removed within seven calendar days after the final public hearing.
- 160.50 <u>Community Council Proceeding</u>
  - 1. <u>General</u> (no change)

- 2. <u>Notice</u> (no change)
- <u>Recommendation</u> The Houghton Community Council, by resolution approved by a majority-vote of its entire membership, may make a recommendation on the proposal. The Planning Official shall present any the recommendation of the Houghton Community Council, if available, to the Planning Commission before the Planning Commission takes a final vote on the proposal.
- 160.95 Jurisdiction of the Houghton Community Council.
  - <u>General</u> If the City Council approves a resolution or ordinance within the disapproval jurisdiction of the Houghton Community Council, that <u>resolution or</u> ordinance is not <u>shall become</u> effective with the Houghton community until <u>only upon</u>:
    - A <u>Approval by a</u> majority of the entire membership of the Houghton Community Council. votes by resolution to approve it; <u>Such approval shall be by resolution</u>; or
    - b. <u>Failure of</u> <u>+</u>the Houghton Community Council fails to disapprove <u>the resolution or ordinance</u> it, by majority vote-of-the-entire-membership, within 60 days after City Council approvesal, the resolution or ordinance. <u>The vote to disapprove the resolution or ordinance must be approved by resolution by a majority of the entire membership of the Community Council.</u>

# Chapter 161 – Process IVA

- 161.95 Jurisdiction of the Houghton Community Council
  - 1. 2. (no change)
  - <u>General</u> If the City Council approves an ordinance within the disapproval jurisdiction of the Houghton Community Council, that ordinance is not shall become effective within the Houghton Community until only upon:
    - a. A <u>Approval by a</u> majority of the entire membership of the Houghton Community Council, <del>votes-by-resolution to approve it;</del> <u>Such approval shall be by resolution</u> or
    - b. <u>Failure of Tthe Houghton Community Council fails to disapprove the ordinance it</u>, by majority voto of the ontire membership, within 60 days after City Council approves<u>al</u> the resolution or ordinance. The vote to disapprove the application ordinance must be approved by resolution by a majority of the entire membership of the Community Council.

# Chapter 170 – Enforcement

- 170.65 Interpretations of This Code Appeal
  - 1. 2. (no change)
  - <u>Applicable Procedures</u> All appeals of interpretations of this code will be reviewed and decided upon using the appeal provisions of Process #A I, described in Chapter 450 145 KZC.
  - 4. (no change)

### Chapter 180 - Plates

Plate 10 Amend "Intrusions into Required Setback Yards" to reflect changes to allowable setback intrusions (see Attachment 6).

### Several Chapters - Common Recreational Space Requirements for Certain Residential Uses

<u>Amend</u> the following Zoning Code Sections to refer to new KZC Section 115.23 – <u>Common Recreational</u> <u>Space Requirements for Certain Residential Uses</u> for recreational open space requirements:

RM	20.10.020
PR	25.10.020, 25.10.040
NRH 5	54.36.010
NRH 6	54.42.010
PLA 5A	60.32.020
PLA 5B	60.37.020, 60.37.040
PLA 5C	60.42.020, 60.42.040
PLA 5D	60.47.020
PLA 5E	60.52.020
PLA 6A	60.57.020
PLA 6B	60.62.020, 60.62.040
PLA 6D	60.72.020
PLA 6F	60.82.020
PLA 6G	60.87.130
PLA 6H	60.92.020
PLA 6I	60.97.020
PLA 6J	60.102.020
PLA 6K	60.107.020
PLA 7A	60.112.020
PLA 7B	60.117.020
PLA 7C	60.122.020
PLA 17A	60.192.020

The specific amendments are contained in Attachment 7.

## Several Chapters – Allow Zero-Lot-Line Multifamily Development

Amend the following Zoning Code Sections to allow zero-lot-line multifamily development:

PLA 6F 60.82.020 PLA 6G 60.87.130	RM PR PLA 2A PLA 3A PLA 3B PLA 5A PLA 5B PLA 5C PLA 5D PLA 5E PLA 6A PLA 6B PLA 6D	20.10.020 25.10.020 60.17.010 60.22.020, 60.22.030, 60.22.040, 60.22.050 60.27.020 60.32.020 60.37.020, 60.37.040 60.42.020, 60.42.040 60.52.020 60.57.020 60.62.020, 60.62.040 60.72.020
PLA 6F 60.82.020 PLA 6G 60.87.130	PLA 6B	60.62.020, 60.62.040
PLA 6H 60.92.020	PLA 6F	60.82.020

PLA 6I	60.97.020
PLA 6J	60.102.020
PLA 6K	60.107.020
PLA 7A	60.112.020
PLA 7B	60.117.020
PLA 7C	60.122.020
PLA 17A	60.192.020

The specific amendments are contained in Attachment 8.

### Several Chapters – Multifamily Heights Adjoining Low Density Zones Containing a School

<u>Amend</u> the following Zoning Code Sections to allow a 30 foot height for residential structures in multifamily zones, when located adjacent to a low density zone occupied by a school that has been granted height of at least 30 feet:

RM	20.10.020
PR	25.10.020, 25.10.040
PLA 6A	60.57.020
PLA 6B	60.62.020, 60.62.040
PLA 6D	60.72.020
PLA 6F	60.82.020
PLA 6G	60.87.130
PLA 6H	60.92.020
PLA 6J	60.102.020
PLA 7A	60.112.020
PLA 7B	60.117.020
PLA 7C	60.122.020

The specific amendments are contained in Attachment 9.

### **Several Chapters - Parks Review Process**

<u>Amend</u> the following Zoning Code Sections to refer the process by which public parks are reviewed to the provisions of Chapter 49:

15.10.090
17.10.090
27.10.130
30.15.070
30.25.050
30.35.060
35.30.130 ~
40.10.180
45.10.190
47.10.190
50.12.120
50.17.160
50.27.140
50.32.130
50.37.130
50.42.130
50.47.140
50.52.130
52.12.190
52.17.180

JBD 3 JBD 4 JBD 5 JBD 6 NRH 1A NRH 1B NRH 2 NRH 3	52.22.090 52.27.160 52.32.150 52.42.140 54.06.170 54.12.150 54.18.110 54.24.110
NRH 4	54.30.190
NRH 5 NRH 6	54.36.110 54.42.110
TL 1A	55.09.110
TL 1B	55.15.120
TL 1B TL 2	55.21.140
TL 3	55.27.040
PLA 1	60.12.070
PLA 2	60.17.060
PLA 3A PLA 3B	60.22.130 60.27.080
PLA 5P	60.32.100
PLA 5B	60.37.120
PLA 5C	60.42.120
PLA 5D	60.47.100
PLA 5E	60.52.100
PLA 6A	60.57.100
PLA 6B PLA 6C	60.62.130 60.67.080
PLA 6D	60.72.100
PLA 6E	60.77.070
PLA 6F	60.82.100
PLA 6G	60.87.160
PLA 6H	60.92.100
PLA 6I	60.97.100
PLA 6J PLA 6K	60.102.100 60.107.100
PLA ON	60.107.100
PLA 7B	60.117.110
PLA 7C	60.122.100
PLA 9	60.132.130
PLA 14	60.168b.080
PLA 15A	60.172.100
PLA 15B	60.177.080
PLA 16	60.182.090

The specific amendments are contained in Attachment 10.

34

Section 50.27 CIDE 2 ON E CHART INTRUMAS MINUTURE MI
CBD:3 CB
CBD:3 CD:3 CD:3
Bar State     Bar State
82 8 5 8
လ 20.02 noiloe2 နို အရောက် 20.27

.....

(Revised 12/04)

Kirkland Zoning Code

.



USE ZONE CHART

	1							DIR	ECTIONS: FIRS	T,ireadii	lown	to find useT	HEN, across for REGULATIONS
		ŝ			MINIM	UMS			AXIMUMS				
Section 50.27	USE Ţ	REGULATIONS	Required Review Process	Lot Size	Y	QUIR ARDS Ch. 1	;	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
		₽			Front	Side	Rear	<b>۲</b> .			50	(See Ch. 105)	(See also General Regulations)
5. 	ee Spec	: Reg. r	D.R., Chapter 142 KZC.		Second				3 stories above average building elevation. <u>not apply along</u> tot designated				<ol> <li>Primary vehicular access to the subject property may not be directly from St ond Avenue South between Second Street South and State Street unless or other alternative exists.</li> <li>The following regulations apply to veterinary offices only:         <ul> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animats are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Eng- neer, must be submitted with the D.R. and building permit applications.</li> <li>A veterinary office is not permitted if the subject property contains dwellin units.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use and permitted only if:         <ul> <li>The outward appearance and impacts of this use with ancillary assembly impact of this use, with ancillary assembly impacts of this use.</li> <li>Landscape Category C is required if the subject property is adjacent to Planne Areas 6C, 6D, or 6J.</li> </ul> </li> <li>This use may be located on the street level floor of a building depth between the use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrate that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual laterest and potential foor traffic as would compliance with the required dimension.</li> <li>Ground floor porches and similar entry features may encroach into the require front yard, provided the total horizontal dimensions of such elements may no exceed 25 percent of the length of the facade of the structure.</li> <li>This use may be located on the street level floor</li></ol>
	ee Spec		ζ	This Si and Si Streets	Reg. 2. Decial F	legula Avenu	tion st e Sou	hall no	t apply along part designated as	ortions o s Pedes	f Statu trian-C	Street Driented	tion to the depth requirement for the retail space if the applicant demonstrate that the proposed configuration of the retail use provides an adequate dimensi- tor a viable retail tenant and provides equivalent or superior visual interest and potential toot traffic as would compliance with the required dimension. 2. Ground floor porches and similar entry features may encroach into the require front yard, provided the total horizontal dimensions of such elements may ne exceed 25 percent of the length of the facade of the structure. Kirkland Zoning Cod

172



Zone CBD-3



								DIR	ECTIONS: FIRS	T, read	down	to find useTh	IEN, across for REGULATIONS		
2		SN			MINIM	UMS		h	MAXIMUMS						
Section 50.27			Required Review Process	Lot Size	Y	QUIR (ARDS Ch. Side	S 115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
	Assisted Facility See Spec ulation 3.	cial Reg-	D.R., Chapter 142 KZC.	None This and Stree	20' 0 0 80% 3 stories above average building elevation. Special Regulation shall not apply alone Second Avenue South not designated ets.					as Per	s of Si	living unit.	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:         <ul> <li>One parking stall shall be provided for each bed.</li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential fool traffic as would compliance with the required dimension. A</li> <li>Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.</li> </ul></li></ol>		
.120	Public Uti	ility	20'     C       See     See       Spec.     Special       Reg.     3.									<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J.</li> <li>Ground floor porches and similar entry features may encroach into the required</li> </ol>			
	Governm Facility or Communi Facility	iment ror unity								D See Special Regs. 1 and 2.			3. Ground hoor porches and similar entry realizes may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.		
.140	Public Pa	ſK		Will be determined on a B See KZC case-by-case basis. 105.25.									*		

Kirkland Zoning Code 174



USE ZONE CHART

					•	DIR	ECTIONS: IFIRST,	read do	wnito	find useTHE	N, across for REGULATIONS
R	SN			MINIMUM	is		MAXIMUMS				
Section 50,52		Required Review Process	Lot Size	YAF (See C	UIRED RDS 2h. 115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		1		Front	ide Rear					(,	(
	Office Use See Special Regulation 6.	D.R., Chapter 142 KZC.	None	10' ( See Speci lation 5.	ο΄ ο΄ ial Regu-		30 feet above the elevation of 3rd Avenue or 4th Ave- nue as measured at the projected midpoint of the trontage of the subject property on the nearest appli- cable right-of-way.	D See Spec. Reg. 4.		Special Regula	<ol> <li>The following regulations apply to veterinary offices only:         <ul> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities to the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certificate to this effect signed by an Acoustical Engineer must be submitted with the D.R. and building permit application.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ul> </li> <li>Anciliary assembly and manufacture of goods on premises may be permitted as part of an office use; and</li> <li>The ontward appearance and impacts of this office use with ancillary assembled or manufacturies for office uses.</li> <li>If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.</li> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PB 3.6 zones.</li> <li>Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the facade of the structure.</li> <li>This use may be located on the street level floor of a building onty if there is a retail space extending a minimum of 30 feet of the building depth between this use an dreage and similar entail the applicant of superior wisual interest and potential foot traffic as would compliance with the requirement for the retail space of the applicant or superior visual interest and potential foot traffic as would compliance with the required firmension.</li> </ol>
þ	>										Kirkland Zoning Code

0-4072

200



### USE ZONE CHART

	<u> </u>				DIR	ECTIONS: FIRST,	read do	wn to	find:useTHE	N, across for REGULATIONS
2	SN SN			MINIMUMS		Maximums				
Section 50.52		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115) Front Side Rea	Lot Coverage		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	10 <sup>°</sup> 0 <sup>°</sup> 0 See Special Regulation 6.		30 feet above the elevation of 3rd Avenue or 4th Ave- nue as measured at the projected midpoint of the frontage of the subject property on the nearest appli- cable right-of-way.		A Fourth	1.7 per inde- pendent unit. 1 per assisted living unit. See KZC 50.60.	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:         <ul> <li>One parking stall shall be provided for each bed.</li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> <li>This use is not permitted on the street level floor adjacent to Central Way.</li> <li>if the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential char- acter and scale adjacent to Third Avenue and Fourth Avenue.</li> <li>Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the facade of the structure.</li> </ul> </li> </ol>
.110	Stacked or Attached Dwelling Units			10' 0' 0' See Special Regu- lation 3.			ζ <sup>ω</sup> ζ	··Fourth	1.7 per unit. See KZC 50.60. <u>Avenue.</u>	<ol> <li>This use is not permitted on the street level floor adjacent to Central Way.</li> <li>If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential char- acter and scale adjacent to Third Avenue and Fourth Avenue.</li> <li>Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the tength of the facade of the structure.</li> </ol>
.120	Public Utility, Government Facility, or Community Facility			0 0 0 0			D See Spec. Reg. 1.	В	See KZC 50.60 and 105.25.	<ol> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> </ol>
.130	Public Park			Will be determined on a case-by-case basis.						

à

(Revised 2/02)

Kirkland Zoning Code 202 .

Section 53.54

7one

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use ... THEN, across for REGULATIONS REGULATIONS MINIMUMS MAXIMUMS Section 53.54 Sign Category (See.Ch. 100) Category (See Ch. 95) Required **REQUIRED YARDS** Lot Coverage USE Required Review (See Ch. 115) · Lot Size Parking Process Height of Spaces **Special Regulations** Structure (See Ch. 105) (See also General Regulations) Front Side Rear .010 Vehicle Service D.R., 22,500 20' 15' 15' 80% If adjoining A E See KZC This use is permitted only if the subject property abuts NE 85th Street. 1 Chapter 142 |sq. fl. Station See See See an RS or 105.25. This use is not permitted in the RH SB zone. See Spec. KZC. RSX zone, Spec. May not be more than two vehicle service stations at any intersection. Spec. Spec. Regs. 1 and 2. Reg. 4. Reg. Reg. then 30° Gas pump islands must be set back at least 20 feet from all property 4. lines. Canopies or covers over gas pump islands may not be closer than above 10 leet to any property line. Outdoor parking and service areas may not average be closer than 10 feet to any property line. building elevation. See KZC 95,40(6) and (7), required landscaping, for further regulations. Otherwise. 020 Automotive 15 This use is not permitted in the RH 58 zone. None 10 0' 1 per each 250 1. 35' above Service Center Otherso. It. of gross This use specifically excludes a retail establishment involving the sale, average See Spec. Reg. wise 20" floor area. lease, repair or service of automobiles, trucks, boats, motorcycles, recbuilding reational vehicles, heavy equipment, and similar vehicles. adjoin-See Spec. Reg. elevation. No openings (i.e., doors, windows which open, etc.) shall be permitted in 3. ing a residen any lacade of a building adjoining any residential zone. Windows are tial zone permitted if they are triple-paned and unable to be opened. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. Parts and tires must be stored entirely within an enclosed structure. See KZC 95,40(6) and (7), required lanciscaping, for further regulations, 6. Taverns and fast food restaurants are not permitted uses in a RH .030 A retail See KZC 58 zone, except fast food restaurants which: establishment 105.25. Do not include drive-in or drive-through facilities; and providing Primarily prepare and serve specialty nonalcoholic entertainment, beverages, such as coffee, tea, juices, or sodas, or specially recreational or snacks, such as ice cream, frozen yogurt, cookies, or cultural popcorn, for consumption on or near the premises. Fast activities food restaurants allowed under this provision may also .040 Restaurant. 1 per each 100 Tavems and fast food restaurants are not permitted uses in a RI I SB engage in the sale of related products such as coffee beans, Tavem or Fast sq. It. of gross -20116: mugs, and coffee makers in support of or ancillary to the Food floor area. 2. Fast food restaurants must provide one outdoor waste receptacle for beverages or snacks listed above; and Restaurani every eight parking stalls. See Spec. Reg. 1 and 2.

> Kirkland Zoning Code 292.31

ORDINANCE ATTACHMENT A

ATTACHMENT <u>3</u> TO

4072

Section 53.84

Zone IRH 8

# - USE ZONE CHART

4	l ž			MINIMU	MS		MA	UMMUMS		1		
Section 53.84	REGULATIONS	Required Review Process	Lot Size	REQUI			Coverage	Height of	Landscape Category (See Ch. 95)	Bign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0	₽			Front	Side	Rear	Lot		<u> </u>	58 S)	(See Ch. 105)	(See also General Regulations)
010	Office Use	D.R., Chapter 142 K2C,	None	10' Other- wise 20' adjoin- ing a residen- tial zone	œ	15'	70%	S0' ebove average building elevation. See Gen. Regs. 2 and 3.	A	D	If a medical, dental or velen- nary office, then 1 per each 200 sq. fl. of gross floor area. Otherwise, 1 per each 300 sq. fl. of gross floor area.	<ol> <li>The following regulations apply to veterinary offices only:         <ul> <li>May only treat small animals on the subject property.</li> <li>Dutside runs and other outside facilities for the animals are not permited.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on the premises of this us are permitted only if:         <ul> <li>The ancillary assembled or manufactured goods are subordinate to an dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembled or the outward appearance and impacts of this use with ancillary assembled or manufacture of the use of the outward appearance and impacts of the use of the outward appearance and impacts of the use of the outward appearance and impacts of the use of the outward appearance and impacts of the use of the outward appearance and impacts of the use of the outward appearance and impacts of the use of the outward appearance and the outward to the outward appearance and impacts of the use of the uses.</li> </ul> </li> </ol>
020	Restaurant				ĺ		201			E	1 per each 100 sq. ft. of gross floor area.	<ol> <li>May not be located above the ground floor of a structure.</li> <li>Gross floor area for each individual use may not exceed 4,000 sq. fl.</li> </ol>
	A retati establishment providing entertainment, recreational or cultural activities			~~~	<b>^</b>	-					See KZC 105.25.	1. Gross floor area for each individual use may not exceed 4,000 sq. ft.
	Any retail establishment other than those specifically listed, limited or prohibited in this zons, ealing goods or providing services, including banking and related financial services.	5	of the use, a. The se more b. It can design	accessory eating and than 10 pe be demon hed to prec	seating association ercent or strated dude th	<u>a if:</u> ated circ f the gro to the C	wiation ss floor ity that f	may include, a area does not area of the us the floor plan i form being exp	exceed et and s	"	1 per each 300 sq. fl. of gross floor area.	<ol> <li>The following uses are not permitted in this zone:         <ul> <li>Vehicle service stations.</li> <li>Automotive service centers.</li> <li>Uses with drive-in facilities or drive-through facilities.</li> <li>Retail establishments providing storage services unless accessory to another permitted use.</li> <li>Retail establishments involving the sale, service or repair of automobiles, trucke, boats, motorcycles, recreational vehicles, heavy equipment and similar vehicles.</li> <li>Storage and operation of heavy equipment, except delivery vehicles:</li> <li>Storage of parts unless conducted entirely within an enclosed structure.</li> <li>Storage to parts unless conducted entirely within an enclosed structure.</li> <li>Gross floor area for each individual use may not exceed 4,000 eq. ft.</li> </ul> </li> </ol>

1. A.

Section 54.24



- USE ZONE CHART

(J)					DIREC	TIONS	: FIRST, re	adidown	to fin	diuseTHEN, a	cross for REGULATIONS
ATION							XIMUMS	6 (î	) Sory		
	Required Review Process	Lot Size				Coverage	Height of	andscap Category ee Ch. 9	In Categ 86 Ch. 1(	Required Parking Spaces	Special Regulations
<b>□</b>			Front	Side	Rear	Lot 0	ot, dotaile		đis Si	(See Ch. 105)	(See also General Regulations)
Altached or Stacked Dwell- ing Units (Stand Alone or Mixed with Other Uses) See Spec. Reg.	delached dwelling unit none, otherwise D.R., Chap- ter 142	None		side yards must equal	10*	70%	average building elevation. /	dwelling unit E, other- wise <del>D, S</del> See <u>B</u> Spec.	Spec. Reg. 2.	1.7 per unit. See Spec, Reg. 2.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>In a mixed use development:         <ul> <li>Landscape Category B will apply, and</li> <li>Sign Category D will apply, and</li> <li>Parking requirement determined by KZC 105.25.</li> </ul> </li> </ol>
See Spec. Reps.	ter 142							B		tal, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per 300 sq. ft. of	<ol> <li>Anciliary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>The anciliary assembled or manufactured goods are subordinate to and are dependent upon this use.</li> <li>The outward appearance and impacts of this use with anciliary assembly or manufacturing must be no different from other office uses.</li> </ul> </li> <li>The tollowing regulations apply to veterinary offices only:         <ul> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside faolities for the animals are not per- mitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ul> </li> </ol>
Funeral Home or Mortuary								C	B	sq. ft. of gross	
Church										people based on maximum occu- pancy load of any area of worship. See Spec. Reg.	<ol> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>
	Detached, Attached or Stacked Dwell- ing Units (Stand Alone or Mixed with Other Uses) See Spec. Reg. 1. Office Uses See Spec. Regs. 1 and 2.	Detached, Attached or Stacked Dwell- ing Units (Stand Alone or Mixed with Other Uses) 1. Office Uses See Spec. Reg. 1 and 2. D.R., Chap- ter 142 kZC. D.R., Chap- ter 142 kZC.	Detached, Attached or Stacked Dwell- ing Units (Stand Alone or Mixed with Other Uses) See Spec. Reg. 1. Office Uses See Spec. Regs. 1 and 2. Funeral Home or Mortuary	Delached, Attached or Stacked Dwell- ing Units (Stand Alone or Mixed with Other Uses) D.R., Chap- ter 142 KZC,     None     20'       Office Uses See Spec. Reg. 1.     D.R., Chap- ter 142 KZC,     D.R., Chap- ter 142 KZC,       Office Uses See Spec. Regs.     D.R., Chap- ter 142 KZC,       Funeral Home or Mortuary       Church	Front     Side       Delached, Attached or Stacked Dwell- ing Units (Stand Alone or Mixed with Other Uses) D.R., Chap- ter 142 L.     None     20'     5' but 2 side yards must equal at least 15'       Office Uses See Spec. Reg. 1.     D.R., Chap- ter 142 KZC.     D.R., Chap- ter 142 KZC.     I       Office Uses See Spec. Regs. 1 and 2.     D.R., Chap- ter 142 KZC.     I       Funeral Home or Mortuary     One     I	Solution     MINIMUMS       USE     Bequired Review Process     Lot Size     REQUIRED YAROS (See Ch. 115)       Detached, Attached or Stacked Dwell- ing Units (Stand Atome or Mixed with Other Uses) See Spec. Reg. 1.     One detached dwelling unit none, otherwise D.R., Chap- ler 142 KZC,     None     20'     5' but 2 side yards must equal at least 15'       Office Uses See Spec. Regs. 1 and 2.     D.R., Chap- ler 142 KZC,     D.R., Chap- ler 142 KZC,	Solution     Minimums     MA       USE     Deteched, Process     Required Review Process     REQUIRED YARDS (See Ch. 115)     See See See See Ch. 115)     See See See See See Spec. Reg. 10'     Side Rear     Rear     Of Side side yards must equal at least 15'     10'     70%       Deteched, Attached or Stacked Dwell- ing Units (Stand unit none, Atone or Mixed with Other Uses)     One detached dwelling ing Units (Stand unit none, coherwise with Other Uses)     None detached with Other Uses)     20'     5' but 2 side yards must equal at least 15'     10'     70%       See Spec. Reg. 1     D.R., Chap- ter 142     KZC.     Inter 142 KZC.     Inter 142 KZC.     Inter 142 KZC.     Inter 142 KZC.     Inter 142 KZC.       Funeral Home or Montuary     Inter 142 KZC.     I	VSE     MINIMUMS     MAXIMUMS       USE     Totom     Required Review Process     AEQUIRED YARDS (See Ch. 115)     9 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Openation     Minimums     Maximums       USE     Required Review Process     ReQUIRED YAROS (See Ch. 115)     Si So So So So So So So So So So So So So	Solution     Minimums     MAXIMUMS       USE     Deteched, Process     Required Review Process     Lot Size     REQUIRED VAROS (See Ch. 115)     B E Solution     B E Solution     B E Solution     B E Solution     Columbia       Deteched, Attached or Stacked Dwell- ing Units (Stand unit none, Atono or Mixed other Uses)     One deteched dwelling the 142     None     20'     S' but 2 side yards must equal at least 15'     10'     70%     30' above average devation     One detached see Spec. Reg. 10'     A detached See must equal at least 15'       Office Uses See Spec. Regs. 1     D.R., Chap- KZC.     D.R., Chap- KZC.     B     D       Funeral Homeor Mortuary     D.R., Chap- KZC.     C     B     D	Front     Side     Rear     O     Structure     O &     Spaces     Spaces       Detached, Attached or Stacked Dwell- dwelling ing Units (Stand unit none, Atone or Mixed otherwise with Other Uses)     None     20'     5' but 2 side yards must equal at least 15'     10'     70%     30' above average building (dwelling Space, 2. (welling Space, 2. (welling Space, 2.)     A     1.7 per unit. See Spec, Reg.       Attached otherwise with Other Uses)     D.R., Chap- See Spec, Reg.     A     1.7 per unit. See Spec, Reg.     A     1.7 per unit. See Spec, Reg.       1.     Chap- See Spec, Reg.     Iter 142     A     1.7 per unit.     See Spec. Reg.       1.     KZC.     B     D.R., Chap- See Spec, Reg.     D.R., Chap- Ster 142       1.     KZC.     B     O     If a medical, den- tal, or velerhary office, then 1 per schoor area.       C     B     1 per each 300 schoor area.     Otherwise, 1 per schoor area.       Funeral Homeor Mortuary     C     B     1 per each 300 sch, t. of gross floor area.       Church     C     B     1 per each 300 sch, t. of gross floor area.       Church     See Spec, Reg.     Iter a od worship. See Spec, Reg.

ORDINANCE ATTACHMENT A

Kirkland Zoning Code 312.4 :

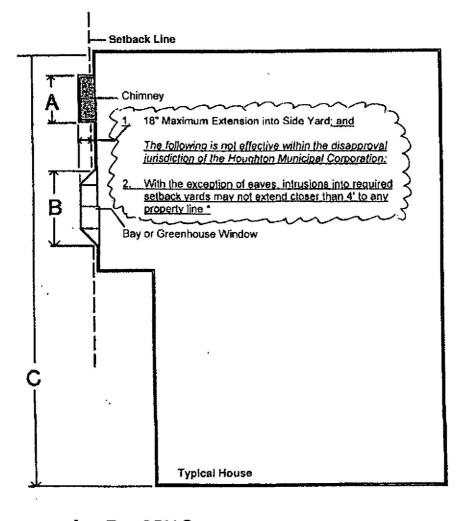
Kirkland Zoning Code

Plate 10

• • • • • •

# Intrusions into Required Setback Yards

### Plan View



A + B ≤ 25%C

,\*

Scale: 1/8" 1'-0"

### ATTACHMENT 6 TO

#### ORDINANCE ATTACHMENT A

Zone IRM

# USE ZONE CHART

			<b></b>		D	IRECT	IONS:	EIRST, rea	didown	to find	useTHEN, ac	rossiforiREGULATIONS
10	SNOL			MININ	IUMS		MA	XIMUMS		2		
Section 20.10		Required Review Process	Lot Size		UIRED YAI See Ch. 115		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
U)	₽			Front	Side	Rear	For		<u> </u>	Si Si	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.	20'	5', but 2 side yards must equal at feast 15'.	10	60%	If adjoining a low den- sity zone other than RSX, then 25' above	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the lot.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	or Stacked Dwelling Units Stacked Dwelling Units are not permit- ted in RM 5.0.	NE 85th Street Subarea, D.R., Chapter 142 KZC.	3,600 sq. ft. with a density as estab- lished on the Zoning Map. See Spec. Reg.					average building elevation. Otherwise, 30' above average building elevation.	D See Spec. Reg. 5.		1.7 per unit	<ol> <li>Minimum amount of tot area per dwelling unit is as follows:         <ol> <li>In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> <li>In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> </ol> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
OR		none.	1.		~					~		<ol> <li>If the subject property contains four or more units, then it must contain at least 200 sq. fl. per unit of common recreational space usable of many activities. This required common recreational open space must have the sallowing minimum dimensions:</li> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. fl. and having a length and width of at least 25 feet.</li> </ol>
ORDINANCE AFLACHMENT	ATTACHMENT				<u>ک</u> مح مح م	hapter ommor		ZC contains ational space	e regulati	ons rea	for this use.	<ul> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 sq. tt. per unit If permanent of the primiture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall betermine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would save at one time. Also, the required minimum dimension</li> </ul>
ACHME												for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. REGULATIONS CONTINUED ON NEXT PAGE
HMENT				<u> </u>		<u> </u>						REGULATIONS CONTINUED ON NEXT PAGE

Kirkland Zoning Code 46.1 Section 25.10

Zone

USE ZONE CHART

$\square$	ω					DIR	ECTIO	NS: FIRST, read	down	ofind	useTHEN, ac	rossiforiREGULATIONS
25.10	NOI			MINIM	UMS		M	IAXIMUMS				
Section 25		Required Review Process	Lot Size	19	JIRED Y ee Ch. 1 Side	-	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Detached Dwelling Units	None	8,500 sq. tt. if PR 8.5 zone, 5,000 sq. tt. if PR 5.0 zone, other- wise 3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10		Il actioning a low density zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per dwelling unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Attached or Stacked Dwelting Units	NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, other- wise 3,600 sq. ft. with a density as estab- tished on the Zon- ing Map. Spec. Reg. 1.				hapter ommon	115 KZC contain recreational soa	D As fegulations	tions r remen	1.7 per unit.	<ol> <li>Minimum amount of lot area per dwelling unit is as follows:         <ul> <li>In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> </ul> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>He subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at teast 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at teast 40 feet. The required common recreational open space must be in one or more pieces having a length and width of at teast 40 feet. The required common recreational open space must be in one or more pieces having a length and width of at teast 40 feet. The required common recreation at open space must be in one or more pieces having a length and width of at teast 40 feet. The required common per space. The City shall determine if these outdoor provisions provide common open space do the number of resident the open space that is reduced, based on the number of resident the open space that is reduced, based on the number of resident that they would serve at one time. Also, the required minimum dimension fa</li></ul></li></ol>

(Revised 9/06)

Kirkland Zoning Code 54 Section 25.10

Zone

## USE ZONE CHART

					- Andrew Andr	DIR	ECTIO	S: FIRST, read	down t	o find	useTHEN, ac	ross for REGULATIONS
9	SNO		l	MINIM	UMS			AXIMUMS	1000-1342 (s) A.	20 <u>1</u> 423 232		
Section 25.10		Required Review Process	Lot Size	(Se	VIRED Y se Ch. 1	15)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front		Rear				<i>w</i> –		
.040	Stacked or Attached Dwelling	NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise,	3,600 sq. 1. with a residen- tial den- tial den- sity as estab- lished on the Zon- ling Map. See Spec. Reg. 2.	20				If adjoining a low density zone other than RSX. then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.				<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Minimum amount of lot area per dwelling unit is as follows:         <ul> <li>a. In PR 8.5 zones, the minimum lot area per unit is 5,000 square feet.</li> <li>b. PR 3.6 zones, the minimum lot area per unit is 3,000 square feet.</li> <li>c. In PR 3.6 zones, the minimum lot area per unit is 3,000 square feet.</li> <li>d. In PR 2.4 zones, the minimum lot area per unit is 2,400 square feet.</li> <li>e. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet.</li> <li>e. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet.</li> <li>d. Chapter 115 KCC contains regulations reparding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>if the cubject property contains four or more units, then it must omitain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:</li> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common more attent outdoor furture, pool, cooking facilities, playing equipment, and/or afformation buildors are provided in the common open space. The City shall determine if these outdoor provises on provise comparable recreational oppontunities as would the open space containing these outdoor provises may also be reduced to a space for the open space containing these outdoor provises may also be red</li></ul></li></ol>

(Revised 6/06)

\_\_\_\_\_

Section 54.36

Zone NRH5

USE ZONE CHART

						DIREC	TIONS	ERST, re	ad down	ito fin	duseTHEN, a	cross for REGULATIONS
36	SNO	ŕ		MIN	IMUMS		MA	XIMUMS		20		
Section 54.36	T S S S S S S S S S S S S S S S S S S S	Required Review Process	Lot Size		QUIRED YA See Ch. 11	0000000	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ŭ	₽			Front	Side	Rear	Lot	Sauciare	@ د ا	ŝis)	(See Ch. 105)	(See also General Regulations)
.010	Attached or Stacked Dwell- ing Units (Stand Alone or Mixed	unit none,	3,600 sq. ft. with a mini- mum lot area per unit of 1,800 sq. ft.		5' but 2 side yards must equal at least 15'	<u>Chapter</u> common	115 K	building elevation. ZC contain:	E, other- wise D. See Spec. Reg. 4.	Spec. Reg. 4.		<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it muct contain a track of the subject per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four 10-20 units, the open space must be in one or more pieces each having alleast 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reflected to 150 square feet per unit if permanent outdoor furniture, fool, cooling facilities, playing equipment, and/or a recreation banding are provided to the open space that is reduced, based upon the number of residents that they would salve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the number of residents that they would salve at one time. Also, the required minimum dimension for the open space containing these outdoor space area.</li> </ul> </li> <li>In a mixed use development:         <ul> <li>a. Landscape Category B will apply, and</li> <li>B. Parding requirement determined by KZC 105.25.</li> </ul> </li> </ol>

0-4072

1

Kirkland Zoning Code 312.20 Section 54.42

Zone NRH6



<u> </u>						DIREC	TIONS	: FIRST, re	ad down	n to fin	diuseTHEN, a	crossifor REGULATIONS
42	ŇOI			MIN	MUMS		MA	XINUMS				
Section 54.42	REGULATIONS	Required Review Process	Lot Size		See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category ie Ch. 100)	Required Parking Spaces	Special Regulations
S	□□⇒			Front	Side	Rear	L ot C	Sancinie	<u>ق</u> ح	Sign (See	(See Ch. 105)	
.010	Attached or Stacked Dwell- ing Unit: (Stand Alone or Mixed	ing unit none, oth- erwise D.R., Chap- ter 142 KZC.	3,600 sq. ft. with a mini- mum lot area per unit of 1,800 sq. ft.	10'	5' but 2 side yards must equal at least 15'.	10'		average building elevation. KZC contai	See Spec, Reg. 4. <u>ns regul</u> i	4.		<ol> <li>Office is permitted only on the ground floor.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain gluest 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common rec- reational open space may be reduced to 150 square feet per unit if per- manent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation bolding are provided in the common open space. The City shall determine if these outdoor provisions provide compara- ble recreational opportunities as would the open space that is reduced, based upon the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the roduced open cpace area.</li> </ol> </li> <li>In a mixed use development:         <ul> <li>Landscape Category B will apply, and</li> <li>Sign Category D will apply, and</li> <li>Parking requirement determined by KZC 105.25.</li> </ul> </li> </ol>

j,

Zone IPLA5A



<b></b>	(0					DIREC	TIONS	: FIRST, re	adidow	nitolfi	id useTHEN	acrossifor REGULATIONS
32	NO			MIN	IMUMS		MA	XIMUMS				
Section 60.32		Required Review Process	Lot Size	1	QUIRED YA		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
S	□⇒			Front	Side	Rear	Lot	Sudcidie	200	Bis) Sig	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit		3,600 sq. ft.		5',but 2 side yards must equal at least 15'.	10	60%	25' above average building elevation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Detached, Attached or Stacked Dweil- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	The requisiture taining a within Pl Increase structure structure		lot con- y use e h 1' Ihat 0' above wation. Chapter 1		30' above average building elevation. C contains i ional space			for this use.	<ol> <li>If the cubject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 26 units, the open space must be in one of more pieces each having at least 860 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces hav- ing a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the com- mon open space. The City shall determine if these outdoor provisions pro- vide comparately recreational opportunities as would the open space that is reduced based on the number of residents that they would serve at one time. Miso, the required minimum dimension for the open space sontaining these outdoor provisions may also be reduced in proportion to the reduced open space.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ul> </li> </ol>

Kirkland Zoning Code 364

Zone IPLA5B



			No.		DIRECT	FIONS	: iFIRST, rei	adidowi	nitoifir	idiuseTHEN,	acrossifor REGULATIONS
37	SNOI			MINIMUMS		MA	XIMUMS				
Section 60.37	A S S S S S S S S S S S S S S S S S S S	Required Review Process	Lot Size	REQUIRED ) (See Ch.		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
	₽			Front Side	Rear	L ot		- <u> </u>	is S	(See Ch. 105)	(See also General Regulations)
.010	(Reserved)										
	Atlached or Stacked Dwell- ing Units	None	3,600 sq. fl. with at least 1,800 sq. ft. per unit.	20' 5', but 2 side yards must equa at least 15 The required yard of ture abutting a lot of low density use will must be increased 1' that structure exc above average built tion.	f any struc- ontaining a nin PLA 5A 1' for each seeds 20' Jing eleva- Chapter	115 K	30' above average building elevation. <u>2C contains</u> ational space	D s requiat se requir	ions reement	1.7 per unit.	<ul> <li>If the cubject property contains four or more units, then it must contain at reast 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions: <ul> <li>a. For four to 80 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the each space must be in one or more pieces having a length and width of at least 00 feet.</li> </ul> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation butsting are provided in the common open space. The City shall detarmine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space that is reduced recreations may also be reduced in proportion to the reduced open cpace area.</li> </ul> 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Office Use		None					С	D	If a Medical, Dental, or Vet- erinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol> <li>The following regulations apply to veterinary offices only:         <ol> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ol> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses</li> </ol> </li> </ol>

.\_\_\_\_

\_

Zone PLA5B

# USE ZONE CHART

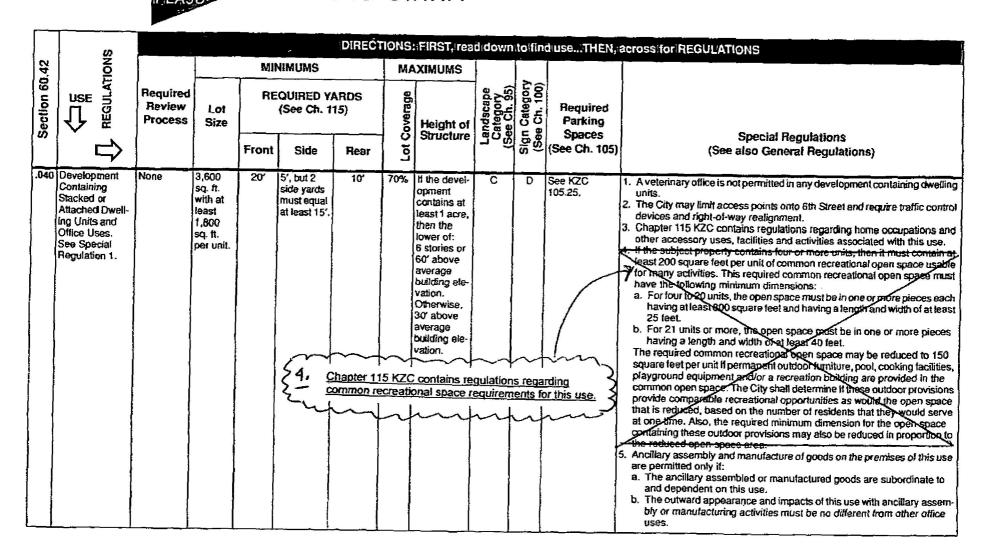
	//				·····	DIRECT	IONS	::FIRST,:re	ad dow	nito:fir	duseTHEN,	acrossifor REGULATIONS
37	SNOI			MIN	NIMUMS		MA	XIMUMS				
Section 60.37		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1	100	Coverage	Height of	andscape Sategory ee Ch. 95)	n Category e Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
S	□□			Front	Side	Rear	Lot O		17.00 17.00	Sis Sis	(See Ch. 105)	(See also General Regulations)
.040	Development Containing Stacked or Atlached Dwell- ing Units and Office Uses. See Special Regulation 1.		3,600 sq. ft. with at least <b>1,800</b> sq. ft. per unit.	The require abuilture abuilture abuiltow densimust be	5', bul 2 side yards must equal at least 15', uired yard of tting a lot cou- sity use within increased 1' tructure exce verage build	ntaining a n PLA 5A ' for each eds 20' ing eleva- <u>Chapter</u>		30' above average building elevation.		ions re	See KZC 105.25.	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Primary vehicular access must be directly from 6th Street or 4th Avenue.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain st least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. The open space must be in one or more pieces each having at least 900 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces hav- ing a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permarent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the com- mon open space. The City shall determine if these outdoor provisions pro- vide comparable recreational opportunities as would fina open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open opage area.</li> <li>Anciliary assembly and manufacture of goods on the premises of this use are permitted only if:</li> <li>The activard a</li></ol>

\_\_\_\_

Zone PLA5C



	(0					DIRECT	IONS:	FIRST, read	down	tofin	useTHEN,	across for REGULATIONS
42	NO	[		MIN	IIMUMS		MA	XIMUMS				
Section 60.42		Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	G at	Required Parking Spaces	Special Regulations
S	□□⇒			Front	Side	Rear	Ĕ	Suucidie	<u>ງ</u> ເ	Sig Sig	Spaces (See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Units	None	3,600 sq. ft.		5',but 2 side yards must equal at least 15'.	10'	70%	25' above average building ele- vation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Detached, Attached or Stacked Dwell- ing Units	i	3,600 sq. ft. with at least 1,800 sq. ft. per unit.					If the devel- apment contains at least 1 acre, then the lower of: 6 stories or 60' above average building ele- vation. Otherwise, 30' above average building ele- vation. Othermise, at above average building ele- vation.			ing	<ol> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a tender and width of at least 25 feet.</li> <li>For 21 units or more, the open space most be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreation beliding are provided in the common open space. The City shall determine it has environ a space the common provide compacable recreational opportunities as would on provisions provide compacable recreational opportunities as would be reduced to a space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> </ol>



USE ZONE CHART

Zone IPLA5D



						DIRECT	IONS:	FIRST, rea	down	to(fine	duseTHEN,a	acrossitoriREGULATIONS
.47	ŇOL			MIN	IMUMS		MA	XIMUMS		2.		
Section 60.47		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
Ū	₽			Front	Side	Rear	Lo Lo	Structure	JO S	Slgi Se	Spaces (See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Units		3,600 sq. ft.		5', but 2 side yards must equal at least 15'	10'	60%	25' above average building ele- vation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.					If the devel- opment contains at least 1 acre, then the lower of: 4 stories or 40' above average building ele- vation. Otherwise, 30' above average building ele- vation.	D		1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain st least 200 square feet per unit of common recreational open space useble for many activities. This required common recreational open space useble have the following minimum dimensions:         <ul> <li>a. For four 10:20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreation outdoor furniture, pool, cooking facilities, playground equipment end/or a recreation outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space pointaining these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> </ol>

<u>{</u>2.

Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

0-4072 .

1

1

Zone -PLA5E



<u> </u>						DIREC	TION	S: FIRST, r	ead dov	vn to f	ind useTHEN,	across for REGULATIONS
22	SNOI			MI	NIMUMS		MA	XIMUMS				
Section 60.52		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (Sea Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot C	Sudcule	17°0	Dis Sis	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	207	5', but 2 side yards must equal at least 15'.	10'	60%	25' above average building elevation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 K2C contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. fl. with at least 1,800 sq. fl. per unil.		(n'		er 115	30' above average building elevation. KZC conta reational si			ents for this use.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at reast 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 80 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreation boliding are provided in the common open space. The City shall determine if base outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that the yould serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportien to the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20´ on each side	20'	70%		C	8	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

Zone PLA6A

USE ZONE CHART

						DIREC	TION	S: FIRST, ir	ead dov	vn to f	ind useTHEN,	across for REGULATIONS
60.57	ATIONS			MI	NIMUMS		MA	XIMUMS				
Section 60		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	□□			Front	Side	Rear	Lot	Silucture	2~0	Bis Sis	(See Ch. 105)	(See also General Regulations)
_010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10	60%	if adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached or Stacked Dweli- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.				5 KZC creatio	RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.			r <u>this use</u> . 3	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions:         <ul> <li>For four to 80 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation boxiding are provided in the common open space. The City shall determine if these outdoor provisions provide commarable recreational opportunities as works the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	201	70%		Ċ		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	<ol> <li>No parking is required for day-care or school ancillary to this use.</li> </ol>

0-4072

Kirkland Zoning Code 396

Zone IPL/A6B

USE ZONE CHART

<u> </u>						IDIREC	TION	S:(FIRST, re	ead dow	nitoit	ind useTHEN,	acrossiforiREGULATIONS
62	SNO			Mi	NIMUMS		MA	XIMUMS				
Section 60.62		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	. Special Regulations
0	⇔			Front	Side	Rear	Lot		<u>ی</u> - د	S S S	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20'	5', but 2 side yards must equal	10'	70%	a low den- sity zone	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. per dwell- ing unit.		2. <u>Ct</u>	hapter 11: mmon re	5 KZC creatic	other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	D egulation requirem	s rega ents fr	1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions:         <ul> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces hav- ing a length and width of at least 40 feet.</li> <li>The required common recreational open space mode to 150 square feet per unit if permanent outdoor functure, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space con- taining these outdoor provisions may also be reduced in proportion to the orduced epon space area.</li> </ul> </li> </ol>
.030	Office Use	None	7,200 sq. ft.						С	Ð	If a Medical, Den- tal, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol> <li>The following regulations apply to veterinary offices only:         <ol> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ol> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assemp- bly or manufacturing activities must be no different from other office to uses.</li> </ol> </li> </ol>

Zone PLA6B

## ▶ USE ZONE CHART

						DIREC	TION	S: FIRST, r	ead dov	vnitoi	finduseTHEN,	acrossiforiREGULATIONS
62	BNO			MIR	NIMUMS		MA	XIMUMS				
Section 60.62		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	₽			Front	Side	Rear	Lot (		9-19	Sig. Sig	(See Ch. 105)	(See also General Regulations)
	Development Containing Stacked or Attached Dwell- ing Urits and Office Uses. See Special Regulation 1.	None	3,600 sq. fl. per dwsli- ing unit.	20'	5', but 2 side yards must equal at least 15'.		pter 1				See KZC 105.25.	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must earbin gt teast 200 square feet per unit of common recreational open space useble for many activities. This required common recreational open space must have the fellowing minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 00 for more precession on the open space must be in one or more pieces having a length and width of at least 00 for more, poor, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these undoor provisions provide comparable recreational opportunities as would the open space that is reduced on the number of residents that they would serve at one time. Asso, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul> </li> </ol>
.050	Funeral Home or Mortuary	Process I, Chapter 145 KZC.	7,200 sq. ft.		20' on each side	20′				В		
.060	Church	None									1 for every 4 peo- ple based on max- imum occupancy load of any area of worship, See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use. 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0

(Revised 9/03)

Kirkland Zoning Code 403

1

Zone PLA6D

USE ZONE CHART

						DIREC	TIONS	S: FIRST, re	ad dow	n to fi	nd useTHEN, a	acrossifor REGULATIONS
2	ŝNOI	1 T		Mil	NIMUMS		MA	XIMUMS				
Section 60.72	一	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	□ □ >			Front	Side	Rear	Lo Lo		<u>ی</u> د (	β <sub>S</sub> β	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	1	5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than BSY, then	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Attached or Stacked Dwell- ing Units	3,600 sq. tt. of lot area per unit,	3,600 sq. ft. with at least 1,800 sq. ft. per unit.		、 ご 部 、 、 、 、 、 、 、 、 、 、 、 、 、	apter 115 mmon rec	KZC of the second secon	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D gulations	s regainernts fo	1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If proposed development contains less than 3,600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/ frontage on the right-of-way.</li> <li>a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements.</li> <li>b. On 4th Avenue South: 24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side.</li> <li>If the cubject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for mony activities. This required common recreational open space usable for mony activities. This required common recreational open space must have the following minimum dimensions:</li> <li>a. For four 0-20 units, the open space must be in one or more pieces each having a length and width of at least 40 feet.</li> <li>The required common recreational open space to 150 square feet per unit if permapent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation bidling are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as wold the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space that is reduced span cpace area.</li></ol>

----

,

Zone PLA6F



						DIREC	TIONS	S:/FIRST,ire	ad dou	/nitoif	ind useTHEN, a	across for IREGULATIONS
85	SNO		{	MI	NIMUMS		MA	XIMUMS				
Section 60.82		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	□□			Front	Side	Rear	Lo I	Gildetuie	[]®	55.0	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. ft.	1	5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. per dwell- ing unit					RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.				<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions:         <ul> <li>For four the 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width dr at least 40 feet.</li> </ul> </li> <li>The required common recreation boilding are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as works the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		Ċ		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.

Zone PLA6G

USE ZONE CHART

<b></b>		- 7						DIREC	TIONS: FIRST	r, read o	lownii	to find useTh	HEN, across for REGULATIONS
87		SNO			MINIM	UMS		M	AXIMUMS				
Section 60.87		REGULATIONS	Required Review Process	Lot Size		JIRED ie Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
S	С	⇒			Front	Side	Rear	Lot C	Suucture	700	lg S	(See Ch. 105)	(See also General Regulations)
.130	Attached o Stacked Dwelling L See Speci Regulation	Jnits. ial	None	3,600 sq. ft. per dwelling unit		5', but 2 side yards must equal at least 15'.	hapter promon	115 K	If adjoining a low density zone other than RSX, then 25' above aver- age building elevation. Otherwise, 30' above aver- age building elevation.		A ns rega ments 1	1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 paits, the open space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more places each having at length and width of at least 26 feet.</li> <li>For 21 units or more, the open space must be in one or more places each having a length and width of at least 26 feet.</li> <li>For 21 units or more, the open space must be in one or more places having a length and width of at least 26 feet.</li> <li>For 21 units or more, the open space must be in one or more places each having a length and width of at least 26 feet.</li> <li>For 21 units or more, the open space must be in one or more places each having a length and width of at least 26 feet.</li> <li>For 21 units or more recreational space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City span determine if these outdoor provisions provide commanable recreational opportunities as would the open space doed on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced opon cpace area.</li> <li>If any portion of a structure is adjoining a tow density zone, then either:</li></ul></li></ol>

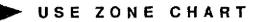
Zone IPLA6H

- USE ZONE CHART

					<u>.</u>	DIREC	TION	S: FIRST, r	eadidow	n)to\f	indiuseTHEN, a	across:for:REGULATIONS
92	SNOL			Mil	NIMUMS		MA	XIMUMS				
Section 60.92		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Caverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	- Special Regulations
0				Front	Side	Rear	Lot 0		<u>ی</u> - د	δis Sis	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'.	10'	60%	25' above average building elevation.	E See Spec. Reg. 2.	A	2.0 p <del>e</del> r unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Stacked Dwelling Units	150 KZĆ.		See Spi		Chapter 1 common		C contains			s for this use.	<ol> <li>Buildings may not be closer than 40 feet to any low density zone.</li> <li>Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property actions a low density zone.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 300 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open the reduced to 150 square feet per unit if permanent outdoor remiture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space contains in the reduced open space area.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ul> </li></ol>
.030	Church		7,200 sq fl.	20'	20' on each sige	20'	70%		C		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

Ι τ

Zone PLA6I



	(0					DIREC	TIONS	EIRST, re	adidow	n to f	indiuseTHEN, a	acrossifor REGULATIONS
60.97	NOI			MI	NIMUMS		MA	XIMUMS				
Section 60		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0				Front	Side	Rear	Lot (	onucione	3°~L	BIS SIS	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	60%	30' above average building elevation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.	20'				Contains r onal space			for this use.	<ol> <li>Chapter 115 K2C contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Hthe subject property contains four or more units, then it must contain gt least 200 square teet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 90 units, the open space must be in one or more pieces each having all least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of st least 40 feet.</li> </ul> </li> <li>The required common recreational open space that is reduced to 150 square feet per unit if permapent outdoor fuscifurg are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would be open space that is reduced on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20'	70%		С	В	1 for every 4 peo- ple based on max- imum occupancy load of eny area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

Section 60.102 Zone

-



	(0)					DIREC	TION	S: EIRST, r	ead dow	n to f	indiuseTHEN,:	across
102	NOI			Mił	VIMUMS		MA	XIMUMS				
Section 60.102	REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (Sea Ch. 100)	Required Parking Spaces	Special Regulations
Š				Front	Side	Rear	Lot C	STUCIONE	200	Sig. Sig.	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached, or Stacked Dwalling Units		3,600 sq. fl. with at least 1,800 sq. ft. per unit.			apter 115 nmon rec	KZC	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. <u>contains reg</u> al space re	D gulation:	regar	1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the cubject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable in many activities. This required common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 500 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor functions, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would use open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to, the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq. lt.		20' on each side	20*	70%		Ċ		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

ł

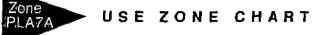
1

Section 60.107 Zone PLA6K



	(0					DIREC	TIONS	StiFIRST, re	ad dow	n to f	indiuseTHEN, a	acrossitor:REGUL/ATIONS
10	SNO			M	NIMUMS		MA	XIMUMS				
Section 60.107		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ŭ	₽			Front	Side	Rear	Lot C	Sunciale	ی د ا	Sig Sig	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Unit	None	(3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'		30' above average building elevation.	E	Α	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.					contains re onal space			1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions:         <ul> <li>a. For four to so units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space to 150 square feet per unit if permagent outdoor turniture, pool, cooking facilities, playground equipment and/or a recreation bit ling are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that the would serve</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20'	70%		с		1 for every 4 peo- ple based on max- imum occupancy	at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 1. No parking is required for day-care or school ancillary to this use.
											load of any area of worship. See Spec. Reg. 1.	•

Section 60.112 Zone



	10					DIREC	TION	S: IFIRST, Ire	ad dow	in:toit	ind useTHEN,	across for REGULATIONS
112	ŇO			MI	NIMUMS		MA	XIMUMS				
Section 60.112		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	In Category se Ch. 100)	Required Parking Spaces	Special Regulations
S	□⇒			Front	Side	Rear	Lo Lo		<u> </u>	500	(See Ch. 105)	(See also General Regulations)
.010	Detached Owelling Unit	None	3,600 sq. 11.		5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Attached, or Stacked Dwelling Units	use being bordered	3,600 sq. ft. with at least 2,400 sq. ft. per unit.		で 188 1 1 1 1 1 1 1 1 1 1 1 1 1	apter 115	KZC a	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. <u>contains reg</u> al space re	D wlations	regar	1.7 per unit.	<ul> <li>If the subject property contains four or more units, then it must contain at test 200 square feel per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable tor many activities. This required common recreational open space must have the following minimum dimensions: <ul> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least and square teet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor tentiture, pool, cooking facilities, playground equipment and/or a recreation boliding are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ul>
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		.20' on each side	20'	70%		С		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

\_\_\_\_

\_\_\_\_

\_\_\_\_

----

Section 60.117 Zone PLA7B

USE ZONE CHART

	Ś					DIREC	CTION	S::EIRST, r	ead dov	Vnsto!f	ind useTHEN	acrossfor REGULATIONS
E	ULATIONS ULATIONS		L	MI	NIMUMS			XIMUMS	1	1		
Section 60.117		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking	
	⇒			Front	Side	Rear	Lot C	Structure	ရူပမ္တ	Ser (Ser	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Detached Dwelling Unit		3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'		If adjoining a low den- sity zone other than	Ē	A	2.0 per unil.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other the size.</li> </ol>
	Attached, or Stacked Dwelling Units	ment will result in a low density use being bordered	3,600 sq. ft. with at least 1,800 sq. ft. per unit.		Z- Chapt	ter 115 K	ZC co	RSX, or detached dwelfang unit in Planned Area 7C, then 25' above average building elevation. Dtherwise, 30' above average building slevation. Dtherwise, 30' above average building slevation.	0 ations re irrement	egardir is for th	lg lis use.	<ul> <li>other accessory uses, facilities and activities associated with this use.</li> <li>1. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.</li> <li>2. If the cubject property contains four or more traits, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: <ul> <li>a. For four to 20 units, the open space must be in one or more pleces each having at least 800 square feet and having a length and width of at least 25 teet.</li> <li>b. For 21 units or more, the open space must be in one or more pleces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the contain of the accessory and activities associated with this use.</li> </ul>

Kirkland Zoning Code 074 470 22 Section 60.122 Zone PLA7C

USE ZONE CHART

						DIREC	TIONS	S: EIRST, re	ad dow	n to fi	nd useTHEN,	across for REGULATIONS
122	SNO			MI	NIMUMS		MA	XIMUMS				
Section 60.122		Required Review Process	Lot Size		QUIRED YA (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ŭ	□⇒	(		Front	Side	Rear	Lot	3000000	<u>ی</u> د ا	ទីទី	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Unit		3,600 sq. fl.		5', but 2 side yards must equal at least 15',	10'		If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Attached, or Stacked Dweffing Units	ment will result in a low density use being bordered on two sides by higher den- sity uses, then Pro- cess I, Chapter 145 KZC. Otherwise, None	3,500 sq. ft. per unit.		کر ہ		15 KZC	RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation. <u>C contains</u>		ments	for this use.	<ul> <li>If the subject property contains four or more units, then it must contain of teast 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:</li> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreation space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational opportunities are worked to 150 square feet per unit if permanent outdoor tuniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparatele recreational opportunities as work the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion in the reduced opon come area.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ul>
.030		Process IIA, Chapter 150 KZC.	7,200 sq tt.		20' on each side	20	70%		С	В	1 for every 4 peo- ple based on maximum occu- pancy load of an area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school anciliary to this use.

.

USE ZONE CHART

$\int$	Γ						DIREC	TIONS	S: FIRST, re	ad dow	nitaifi	nd useTHEN, ac	ross for REGULATIONS
192		SNOI			MI	NIMUMS		MA	XIMUMS		>-		
Section 60.192		REGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0		₽			Front	Side	Rear	r I		- 3	ເ <u>ດ</u> ຫຼ	(See Ch. 105)	(See also General Regulations)
.010	Detac Dweli	hed ing Unit	None	5,000 sq. ft.	20'	5' on each side. See Spec. Reg. 2.	10'	70%	30' above average building elevation.	Е	Ā	2.0 per dwelling unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the lot.</li> <li>On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.021	Attaci		D.R., Chap- ter 142 KZC.	5,000 sq. ft. per unit		5', but 2 eide yards must equal at least 15'.	Chapter 1	15 KZ ecrea	C contains r ional space	D egulatic require		1.7 per unit. See Spec. Reg. 4.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain a least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 boits, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at heast 40 feet.</li> </ul> </li> <li>The required common recreation open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, play- ground equipment, and/ar a recreation open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, play- ground equipment, and/ar a recreation building are provided in the com- mon open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would be open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space requirements may be waived if the City determines that preservation of environmentality sensitive areas provides a superior open space function.</li> <li>If the subject property contains eight or more units, then the parking area shall also include a designated location and facilities to serve on-site res- identias as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands.</li> <li>Adjacent to NE 90th Street and existing institutional pa</li></ol>

0-4072

(Revised 9/06)

## USE ZONE CHART

.

Zone RM

	SNOI			MININ	IUMS		MA	XIMUMS		2.0		
Section 20.10		Required Review Process	Lot Size		REQUIRED YARDS (See Ch. 115)		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
מ ע				Front	Side	Rear	Lot		1.6	S S	(See Ch. 105)	(See also General Regulations)
10	Detached Dwelling Units	None	5,000 sq. It. in an RM 5.0. Otherwise, 3,600 sq. It.	20'	5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than RSX, then 25' above	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the lot.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached or Stacked Dwelling Units Stacked Dwelling Units are not permit- ted in RM 5.0.		3,600 sq. ft. with a density as estab- lished on the Zoning Map. See Spec. Reg. 1,	Z	<u>5' but 2</u> side vards <u>must equal</u> at least 15', <u>See Spec.</u> <u>Req 6.</u>	<u>10'.</u> <u>See</u> <u>Spec.</u> <u>Reg.</u>		average building elevation. Otherwise, 30' above average building elevation.	D See Spec. Reg. 5.		1.7 per unit.	<ol> <li>Minimum amount of lot area per dwelling unit is as follows:         <ul> <li>a. In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>b. In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>c. In RM 2.4 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>d. In RM 1.8 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>d. In RM 1.8 zones, the minimum lot area per unit is 1,600 sq. ft.</li> <li>d. In RM 1.8 zones, the minimum lot area per unit is 1,600 sq. ft.</li> <li>d. In RM 1.8 zones, the minimum lot area per unit is 1,600 sq. ft.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ul> </li> <li>If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be r</li></ol>
		ļ	L	1	<u> </u>	<u> </u>	<u> </u>		L	L		REGULATIONS CONTINUED ON NEXT PAGE
12	>	÷										Kirkland Zoning Code 46.1

Zone RM



	<u>0</u>				Ĩ	DIRECT	IONS:	FIRST, rea	d down	toifind	useTHEN, a	crossiforiREGULATIONS
20.10	ATIONS		ļ	MININ	IUMS		MA	XIMUMS				
Section 2(		Required Review Process	Lot Size		UIRED YA ee Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (Sea Ch. 100)	Required Parking	
	⇒			Front	Side	Rear	1	Structure	မီဝနိ	Sigr (Se	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.020	Detached, Attached or Stacked Dwelling Units (continued)							<u> </u>	<b>-</b>	<u></u>		REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape cat-
.030		Within the NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20	20'	20'		If adjoining a low den- sity zone other than RSX, then 25° above average building elevation. Otherwise, 30° above average building elevation.	C See Spec, Reg. 3.		1 for every 4 people based on	<ol> <li>egory A applies.</li> <li>The property must be served by a collector or arterial street.</li> <li>No parking is required for day-care or school ancillary to the use.</li> <li>If the subject property is located within the NRH neighborhood, west of Siater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape cat- egory A applies.</li> </ol>

 The side vard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side vard of 5'.
 The rear vard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

> Kirkland Zoning Code 46.2

(Revised 9/06)

Section 25.10

Zone

USE ZONE CHART

	S		م من المانياني دور الماني المحق ال	n in i Marten Low	دېسته تېروسه روسه	IDIR	ЕСТЮ	NS:IFIRST, read	down i	olind	useTHEN, ac	TOSSIOTREGULATIONS
19	NO	1		MINIMU	IMS		N	AXIMUMS				
Section 25.10		Required Review Process	Lot Size		RED Y e Ch. 1 Side		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Detached Dweiling Units		8,500 sq. 11. tl PR 8.5 zone, 5,000 sq. 11. tl PR 5.0 zone, other- wise 3.600 sq. 11.	s y n e a	5' but 2 side yards must equal at least 15'.	10	70%	If adjoining a low density zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.	Ε	A	2.0 pər dwəlling unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of tot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Attached or Stacked Dweiling Units	NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. It. if PR 8.5 zone, 5.000 sq. It. if PR 5.0 zone, other- wise 3,600 sq. It. with a density as estab- lished on the Zon- ing Map. See Spec. Reg. 1.			e dwell joining ached not att 5'. e rear	vard n ling uni lot. If ached yard m unit is a	Dav be reduced t is attached to one side of a d e opposite side must provide a tay be reduced attached to a du	a dwelling welling is not, t minimul to 0' if t	ing un unit is Ihe sic m side he rea	le of <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u> <u>so</u>	<ol> <li>Minimum amount of tot area per dwelling unit is as follows:         <ul> <li>In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In PR 3.4 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:</li></ul></li></ol>

-

(Revised 6/06)

Kirkland Zoning Code 54

\_

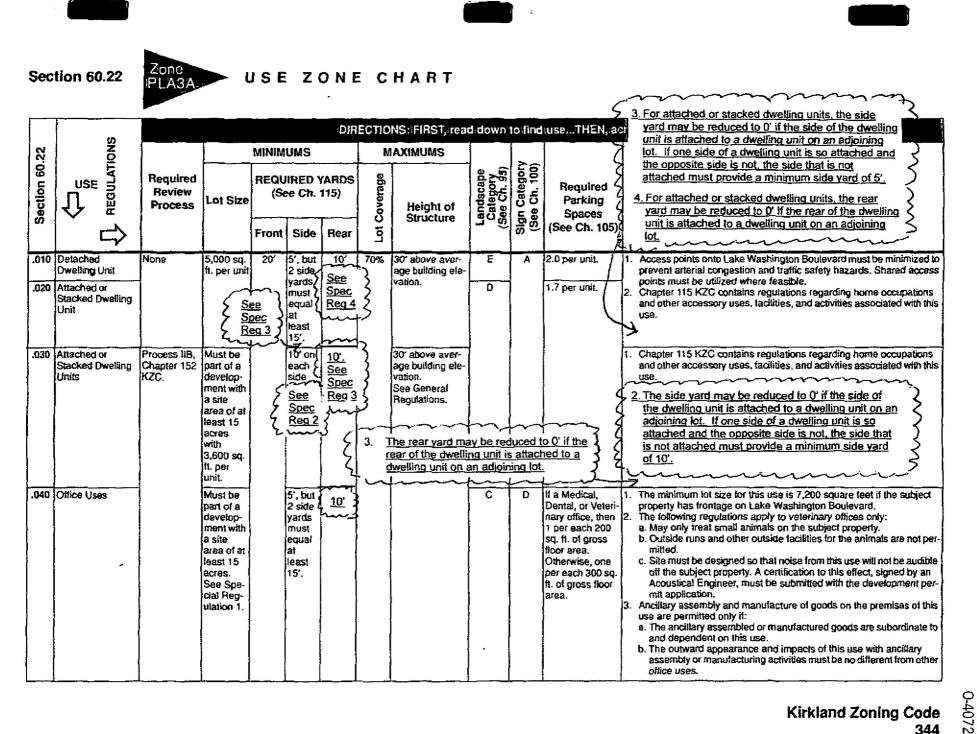
0-4072

i



USE ZONE CHART

	(0)					DIR	ECTIO	NS::FIRST, read	didown'i	to find	useTHEN, ac	ross for REGULATIONS
11	ATIONS			MINIM	UMS		M	IAXIMUMS				
Section 60.17		Required Review Process	Lot Size	15	JIRED ) ee Ch.	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
6	⇒			Front	Side	Rear	Lot 0	Silucidie	<u>ی</u> د ا	Sig Sig	(See Ch. 105)	(See also General Regulations)
.010		Process IIB, Chapter 152 K2C.	35,000 sq. fl. per unit		5', but 2 side yards must equal at least 15'. xecial Re 2, 6, au		50%	25' above aver- age building ele- vation. See Special Regulation 4.	D	A		<ol> <li>No structure may be waterward of the high waterline.</li> <li>No structure may be within 50 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the remain- der of Lake Washington.</li> <li>If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.</li> <li>The height of a structure may be increased as long as neither of the following maximums is exceeded:         <ul> <li>The structure may not exceed 60 feet above average building ele- vation.</li> <li>The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> </ul> </li> </ol>
												<ul> <li>6. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.</li> <li>7. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</li> </ul>



**Kirkland Zoning Code** 344

[	tion 60.22 g	Zone RLA3A		JSEZON Minimums	DIRECTIO	HART DNS:IFIRST, Irea MAXIMUMS	didown	to find	useTHEN, and	the dwelling unit is attached to a dwelling unit on an
Section 60,22		Required Review Process	Lot Size	REQUIRED YAR	t Coverage	T	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required ( Parking ( Spaces ( (See Ch. 105))	adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side vard of 5'. 5. The rear vard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.050	Development Contairing Attached, or Stacked Dwelling Units and Office uses.	Chapter 152 KZC.	Must be part of a develop- ment with a site area of at least 15 acres with 3,600 sq. t. per unit.	20' 5', but 11 2 side Se yards Sp equal Re at least 15' See Spec 2 Reg 4		30' above aver- age building ele- vation. See General Regulations.	c	Ð		<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul> </li> </ol>
.060	School or Day- Care Center		ment with a site area of at least 15 acres. See Spe-	If this use can accor modate 50 or more s dents or children, the 50° 50° on 50 each side If this use can accor modate 13 to 49 stu dents or children, the 20° 20° on 20 each side	tu- m: r	30' above aver- age building ele- vation. See General Regulations.	D	β		<ol> <li>The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.</li> <li>A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby resi- dential areas.</li> <li>Structured play areas must be setback from all property lines as fol- lows:         <ul> <li>a. 20 feet if this use can accommodate 50 or more students or children b. 10 feet if this use can accommodate 13 to 49 students or children b. 10 feet if this use can accommodate 13 to 49 students or children b. 10 feet if this use can accommodate an ust be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/ unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>The location of parking and passenger loading areas.</li> <li>These uses are subject to the requirements established by the Depart ment of Social and Heatth Services (WAC Title 388).</li> </ul> </li> </ol>

0-4072

\_

\_ \_\_

Section 60.27 Zone PLA3B

# USE ZONE CHART

- .....

						DIRE	CTIONS:	FIRST	readidown	toifind	use	THEN, across	for REGULATIONS
51	SNO			MIN	NIMUMS				XIMUMS		· · ·	{	
Section 60.27		Required Review Process	Lot Size			RED YARI Ch. 115)		Coverage	Height of	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
S	□□>			Front	North Property Line	South Property Line	High Water Line	Lot	Structure	300	lig S S	(See Ch. 105)	(See also General Regulations)
	Attached or Stacked Dwell- ing Units	Process IIB, Chapter 152 KZC,	3,600 sq. ft. per unit	30'	The greater of: a. 15', or	<u>, see</u>	The greater of: a. 15', or		30' above average building	Ð	A	2.0 per unit.	<ol> <li>Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard, Access to the waterfront may be waived by the City</li> </ol>
	Hotel or Motel		None	The mi	b, 1-1/2 times the height of the primary structure above average building elevation minus 10'.		b. 15% of the aver- age parcel depth.		elevation. See Special Regulation 2.	В	E	t per each room.	<ul> <li>if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.</li> <li>Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulévard; and <ul> <li>The increase is offset by a view corridor that is superior to that required by the General Regulations; or</li> <li>The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.</li> </ul> </li> <li>The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of the isolation.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>The hotel or motel use may include ancillary meeting and conference facilities for the resident clientele and guests of residents, but not the general public.</li> <li>The hotel or motel use may not include restaurant, retail, or office uses.</li> </ul>
												y	7. For attached or stacked dwelling units, this yard may be reduced to 0 if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide the otherwise-applicable minimum required yard. Kirkland Zoning Code
													351



Zone IPLA5A



<b></b>	(0					DIREC	TIONS	: IFIRST, re	adidow	nitoff	ndiuseTHEN	I, across for REGULATIONS		
8	NOL			MIN	IMUMS	-	MA	XIMUMS	]		}			
Section 60.32		Required Review Process	Lot Size	4	QUIRED Y (See Ch. 1 Side		ot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
010	Detached	None	3,600		5',but 2	Hear	C C	OFfebrua			<u> </u>			
	Owelling Unit		sq. tt,		side yards must equat at least 15'.	lu.		25' above average building elevation.	E	А	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>		
.020	Detached, Atlached or Stacked Dwell- ing Units			Spec Spec Reg 3 Structure taining a within Pl increase structure	5', but 2 side yards must equal at least 15'. Ared yard of abutting a low density A 5 must b d 1' for each exceeds 24 building ete	lot con- use e h 1' that D' above	Ď I	30' above average building elevation.	D		1.7 per unit.	<ol> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions;</li> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor turniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>		
	2. Chapter 115 KZC contains regulations regarding home occupations and													

Zone IPLA5B

\_

\_\_\_\_



<b></b>						DIRECT	UONS	IEIDET JO	ad down	tali	duice THEM	Iacross for REGULATIONS
	SX			MIN	IMUMS	DINECT	,	XIMUMS			IdiuseInch	
Section 60.37	A S S S S S S S S S S S S S S S S S S S	Required Review Process	Lot Size	RE	QUIRED Y, (See Ch. 1		Coverage	1	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	Ľ\$			Front	Side	Rear	Let O		ی ۳۷ ق	B <sup>l</sup> S Sf	(See Ch. 105)	
	(Reserved)										······	
	Atlached or Stacked Dwell- ing Units	None	3,600 sq. fl. with al least 1,800 sq. ft. per unit.	The require abult ture abult low dans must be 1' that st	5', but 2 side yards must equal at least 15'. irred yard of tting a lot co isty use withi increased 1' ructure exce verage buildi	ntaining a in PLA 5A ' for each teds 20'	70%	30' above average building elevation.	D	A	1.7 <i>p</i> er unit.	<ol> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreation open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> </ol>
	Office Use	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	the dwa adjoinin attache is not a of 5'; pr superse abutting the PLA the PLA the rea dwelling adjoinin shall no when at	Iling uni g lot. If d and th tached i ovided, t de minin a lot co 5A zon r yard m unit is a g lot; pro t supers putting a	hay be redu t is attache one side o e opposite must provin that this sp must provin that this sp must provin that this sp must provin must provin must provin that this sp must provin that this sp must provin must provin mu	d to a dwe f a dwelling side is not de a minim ecial requi requirement low densit low densit uced to 0' if a dwelling t this spec um yard re	elling unit i g unit i t, the s num sid lation s nts wh y use n f the re g unit c jal reg equirer	nit on an is so ide that de yard shall not en within par of the on an ulations nents	°	D	If a Medical, Dental, or Vet- erinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ul> <li>c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> <li>2. Anciliary assembly and manufacture of goods on the premises of this use are permitted only if:</li> <li>a. The anciliary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul>
levis	ed 12/04)	L		~	~~~	~~~	n	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	)			Kirkland Zoning Code 🧧 370

1

I

i.

ł

т

T.

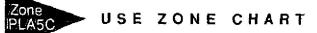
\_

### Zone IPLA5B USE ZONE CHART

Į	6					DIREC	TIONS	: FIRS.T, re	ad dow	n toʻfi	nd useTHEN	I, acrossifor REGULATIONS
37	Ň	Γ –		MIN	IIMUMS		MA	XIMUMS				
Section 60.37		Required Review Process	Lot Size		QUIRED Y, (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
•				Front	Side	Rear	Lot		_ U	50	(See Ch. 105)	) (See also General Regulations)
.040	Development Containing Stacked or Attached Dwell- ing Units and Office Uses. See Special Regulation 1.	None	3,600 sq. fL with at least 1,800 sq. fL per unit.	The require abuilt ture abuilt to w dens must be 1' that st		ntaining a n PLA 5A for each eds 20' ng eleva. See Spec Reg 7 side varc dwelling t sining lof. ched and ot attache ersede mi tting a lot PLA 5A z rear vard lling unit i ining lot. I not supe	I may t init is a if one the op d musi d, that inimum contail one the op d musi d, that inimum contail one the op d musi d, that init is a for each one the op d for each one the op for each one for each one the op d for each one the op for each one the op for each one the op for each one the op for each one the op for each one the op for each one the op for each one the op for each one the op for for each one the op for for for for for for for for for for	30' above average building elevation. be reduced ittached to side of a dh posite side t provide a it hing a low c hed to a dw ed, that this minimum y containing a ontaining a ontaining a	a dwelling u is not, ti minimur regulati rements lensity u lensity u to 0' if f velling u special ard regu	ng unit unit is g he side ons sh when use with re rear nit on regula uireme	on an 20 2 that vard vard hin of the an tions nts	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Primary vehicular access must be directly from 6th Street or 4th Avenue.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more places having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor fumiture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> <li>Ancitary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> </ol>
Revi	sed 9/03)					-						Kirkland Zoning Code

Ĩ

371



<u> </u>						DIRECT	IONS	: FIRST, rea	didown	torfin	d useTHEN,	acrossitor/REGULATIONS
42	SNO			MIN	IIMUMS		M/	XMUMS			{	
Section 60.42		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1 Side		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Detached Dwelling Units	None	3,600 sq. ft.		5',but 2 side yards must equal at least 15'.	10'	70%	25' above average building ele- vation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. fl. with at least 1,800 sq. fl. per unit.		5', but 2 side yards nust equal at least (5', See Spec Reg 4	19. See Spece	3	If the devel- opment contains at least 1 acre, then the lower of: 6 stories or 60° above average building ele- vation. Otherwise, 30° above average building ele- vation.	D			<ol> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space in the common percention of the percess provide common recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space ontains that they would serve at one time. Also, the required minimum dimension for the open space ontain here open space ontains the reduced open space.</li> </ol>
												4. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.

5. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Kirkland Zoning Code 376

}

0-4072

.

i



USE ZONE CHART

	0				-	DIRECT	IONS	FIRST, rea	didown	to fin	diuseTHEN,	acrossitoriREGULATIONS
42	NO	-		MIN	IIMUMS		MA	XIMUMS				
Section 60.42	REGULATIONS	Required Review Process	Lot Size		QUIRED Y (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Jn Category ee Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
				Front	Side	Rear	Lot		<u> </u>	Si Si Si	(See Ch. 105)	(See also General Regulations)
Stac Attac ing L Offic See	etopment taining *ked or ched Dwell- Units and se Uses. Speciat ulation 1.		3,600 sq. ft. with at least 1,800 sq. ft. per unit.			dwelling to cining lot. ached and ached	d may unit is lif one the or ed mus	If the devel- opment contains at least 1 acre, then the lower of: 6 stoties or 60' above average building ele- vation. Otherwise, 30' above average building ele- vation. Otherwise, 30' above average building ele- vation.	a dwellin welling u is not, th minimum to 0' if th	ng unit init is s he side n side ne rear	of the of the	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> <li>Ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with encillary assembly or manufacturing activities must be no different from other office uses.</li> </ol>

\_ \_\_

Zone IPLA5D

USE ZONE CHART

	co d					DIRECT	IONS:	FIRST, read	ddown	to fin	useTHEN, a	across for REGULATIONS
1.47	, NOIT			MI	NIMUMS		MA	XIMUMS		2~		
Section 60.47		Required Review Process	Lot Size	RE	QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	Lot		<u>പ-</u> ഇ	ig 0	(See Ch. 105)	
.010	Detached Dwelling Units	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building ele- vation.	Ε	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Detached, Attached or Stacked Owell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	·~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	5'. but 2 side yards must equal at least 15' See Spec Reg 3	Spec		If the devel- opment contains at least 1 acre, then the lower of: 4 stories or 40' above average building ele- vation. Otherwise, 30' above average building ele- vation.	D		1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space to 150 square leet per unit if permanent outdoor turniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
												<ul> <li>3. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.</li> <li>4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</li> </ul>

Zone RLA5E

- USE ZONE CHART

						DIREC	TION	S:IFIRST, re	adidow	n to f	ind useTHEN, a	acrossiforIREGULATIONS
60.52	SNO			MI	IMUMS		MA	XIMUMS				
Section 60		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S S	₽			Front	Side	Rear	Lot		<u>ی</u> ۔ د	35.0	(See Ch. 105)	(See also General Regulations)
	Detached Dwelfing Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'		25' above average building elevation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. fl. with at least 1,800 sg. fl. per unit.		5', but 2 side yards nust equal at least 15'. See Spec Reg 3		side dwelli oning iched ot atta irear alling i oning	ng unit is a lot. If one s and the opr ached must yard may b unit is attac	ttached t side of a posite side provide e reduce hed to a	to a dw dwelli de is n a mini a d to 0 dwelli	1.7 per unit. if the side of relling unit on an ng unit is so of, the side that mum side yard if the rear of the ng unit on an	at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030			7,200 sq ft.		20' on each side	20'	70%		C		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	<ol> <li>No parking is required for day-care or school ancillary to this use.</li> </ol>

Zone IPLA6A

USE ZONE CHART

	(0)					DIREC	TION	S: FiRST, n	ead dov	n to it	ind useTHEN, a	acrossitorIREGULATIONS
22	ŇO			MI	NIMUMS		MA	XIMUMS				
Section 60.57		Required Review Process	Lot Size		QUIRED YA (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0		1		Front	Side	Rear	Lot		<u>_~∞</u>	ອີເອ	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. <i>t</i> t.		5', but 2 side yards must equal at least 15'.	10'		If adjoining a low den- sity zone other than	ŧ	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Atlached or Stacked Dweil- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5. but 2 side vards must equal at least 16. See 7 Seg 3	the d adjoi attac is no of 5'. 4. The r adjoi	side va welling ning lo hed ar t atlac rear va ling un ning lo	g unit is atta t. If one sing the oppo hed must p ard may be if is attached	ached to de of a c isite side rovide a reduced ad to a d	a dwe welling is not minim to 0' i	1.7 per unit. f the side of f the side of f the side that unit is so the side that um side yard f the rear of the unit on an	<ol> <li>Chapter 115 K2C contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feel per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> </ol>
.030	i l	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20'	70%		C		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

Zone PLA6B

\_\_\_\_

USE ZONE CHART

	(0)					DIREC	TION	S:/FIRST, re	ead dow	mito:f	ind use THEN, a	acrossiforiREGULIATIONS
.62	NOL			MU	NIMUMS		MA	XIMUMS				
Section 60.62		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	□ C>			Front	Side	Rear	Lot			ज ः	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. tt.		5', but 2 side yards must equal	10'	70%	If adjoining a low den- sity zone	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
{	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. tt. per dwell- ing unit.		alless 15 <u>5</u> but 2 Side vards Must equal 4 least 5 200 200 200 200 200 200 200	the dw adjoin attach is not of 5'. 4. The re	de var velling ing lot ed an attach ar var	If one sid d the opposed must pro- nd may be re- t is attached	ched to a e of a dy site side ovide a r educed t	a dwell velling is not, ninimu lo 0' if	ing unit on an unit is so the side that im side yard the rear of the	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces hav- ing a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space must be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking lacifies, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space con- taining these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030	Office Use		7,200 sq. ft.						С	D	If a Medical, Den- tal, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol> <li>The following regulations apply to veterinary offices only:         <ul> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assem- bly or manufacturing activities must be no different from other office uses.</li> </ul> </li> </ol>

Zone PLA6B

USE ZONE CHART

-	:						-					
F	10					DIRE	CTION	S: FIRST, 1	eadidov	in to:	ind useTHEN,	across for REGULATIONS
60.62	ŇO			MI	NIMUMS		MA	XIMUMS				
Section 60.		Required Review Process	Lot Size	1	QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	₽			Front	Side	Rear	Lot			10 10 10	(See Ch. 105)	(See also General Regulations)
.040	Development Containing Stacked or Atlached Dweit- ing Units and Office Uses. See Special Regulation 1.		3,600 sq. ft. per dwell- ing unit.		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	the dwe adjoinin attache is not a of 5'. 6. The rea	elling unit	If one side the opposited must prov	ted to a of a dwo e side is vide a mi duced to	dwelling L not, t inimur 0' if ti	ng unit on an unit is so he side that n side yard he rear of the	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space to 150 square feet per unit if permanent outdoor fumiture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced on the number of residents that they would sarve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>Anciliary assembly and manufacture of goods on the premises of this use are permitted only if:</li></ul></li></ol>
	or Mortuary	Process I, Chapter 145 KZC.	7,200 sq. fl.		20' on each side	20'				B		
.060	Church	None									1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

;

(Revised 9/03)

Kirkland Zoning Code 403

0-4072

Zone IPLA6D



	(0)					DIREC	TION	S::EIRST, re	ad:dow	/nito/fi	nd/useTHEN,4	across for REGULATIONS
2	NO			Mil	NIMUMS		MA	XIMUMS				
Section 60.72		Required Review Process	Lot Size	\$1000 BBC - 54	QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 35)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Ŗear	Ę			50	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020		Il less than 3,600 sq. fl. of lot area per unit, then Pro- cess I, Chapter 145. Otherwise, None. See Special Regulation 2.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	ξ	5'_but 2 side vards must equal at least 15'_ See Spec Reg 4	the dwn adjoinin attache is not a of 5'. 5. The rea	eiling ( ng lot. ed and ittache ar yarc g unit	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. I may be re- unit is attach if one side the opposited must prov	ned to a of a dwo te side is ride a m duced to	dwelling u s not, t inimur	ng unit on an unit is so he side that n side yard he rar of the	<ol> <li>Chapter 115 K2C contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If proposed development contains less than 3,600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/ frontage on the right-of-way.</li> <li>a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, six-inch vertical curb on each side, tive-foot sidewalk on north side adjacent to curb and two-toot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements.</li> <li>b. On 4th Avenue South: 24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:</li> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space to 150 square feet per unit fl permanent outdoor furniture, pool, cooking tacilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is</li></ol>



	US				-	DIRE	CTION	S: FIRST, n	ead dov	n to f	ind useTHEN,	across for REGULATIONS
.82	NOL			M	NIMUMS		M	XIMUMS				
Section 60.82	REGULATIONS	Required Review Process	Lot Size	AE	OUIRED Y (See Ch. 1		Lot Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	Ē		<u></u>	30	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. ti.	20	5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached, or Stacked Owelling Units		3,600 sq. ft. per dwell- ing unit		5, but 2 side yards must equal at least 15' See Spec Reg 3	<u>10'.</u> See Spec Reg 4	arranda	RSX, then 25° above average building elevation. Otherwise, 30° above average building elevation.	D		1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor turniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq tt.		20' on each side	20,	70%	r	C		and the second sec	1. No parking is required for day-care or school ancillary to the use.
						www.	the of adioi attac is no of 5'. The i dwell	welling unit ning lot. If o hed and the t attached m rear yard ma	is attact one side opposit rust prov	ned to of a d e side ride a n duced n	to Q' if the side of a dwelling unit or welling unit is so is not, the side th minimum side yar to Q' if the rear of relling unit on an	

Code 0-4072 426 9

Zone IPLA6G

## USE ZONE CHART

	:											
	(0)						DIREC	TIONS: FIRS1	r, read o	lown	to find useT	HEN, across for REGULATIONS
60.87	Ň			MINIA	IUMS		M	AXIMUMS				
Section 60		Required Review Process	Lot Size		UIRED te Ch. Side	115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Attached or Stacked Dwelling Units. See Special Regulation 6.		3,600 sq. fl. per dwetling unit		the adj atta is r of ( 8. The dw	e dwellir joining l ached a hot attac 5'. a rear y	and ma og unit ot. If c ind the ched m ard ma nit is a	If adjoining a low density zone other than RSX, then 25' above aver- age building elevation. Otherwise, 30' above aver- age building elevation. ay be reduced is attached to one side of a d opposite side nust provide a ay be reduced thached to a ch	a dwelli welling is not, t minimur to 0' if ti	he sid ng uni nait is he side n side	ton an so e that yard r of the	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more places each having at least 800 square teet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more places each having at length and width of at least 40 feet.</li> <li>The required common recreational space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ul> </li> <li>See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.</li> <li>Site design must provide for a bicycle and pedestrian path connection to Lakeview Elemen</li></ol>

(Revised 12/02)

Section 60.92

Zone PLA6H

USE ZONE CHART

												5. The side vard may be reduced to 0' if the side of
	0					DIREC	TION	S::FIRST, r	ead dov	vn to	ind useTHEN,	Also develling a set in a tradition of the standing of the set of
92	ŇO			MI	NIMUMS		MA	XIMUMS				attached and the opposite side is not, the side that is not attached must provide a minimum side vard
Section 60.92		Required Review Process	Lot Size		QUIRED Y (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	<ul> <li><u>of 5'; provided, that this special regulation shall not</u></li> <li><u>supersede special regulation 1.</u></li> <li><u>6. The rear vard may be reduced to 0' if the rear of the</u></li> <li><u>dwelling unit is attached to a dwelling unit on an</u></li> </ul>
				Front	Side	Rear	Ē		5 5	50	(See Ch. 105)	Adjoining lot, provided, that this special regulation shall not supersede special regulation 1.
.010	Detached Dwelling Unit	None	5,000 sq. it. per unit	20'	5', but 2 side yards must equal at least 15'.	10'	60%	25' above average building elevation.	E See Spec. Reg. 2.	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Slacked Dwelling Units	IIA, Chapter 150 KZC.	2 acres with at least 3,600 sq. ft per unit,	See Spec		tion 1. See Reg 6			D See Spec. Reg. 2.		1.7 per unit.	<ol> <li>Buildings may not be closer than 40 feet to any low density zone.</li> <li>Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space. The required common necreation building are provided in the common open space. The Chy shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space. All chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.030	Church		7,200 sq ft.		20' on each side	20'	70%		С	B	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

Zone iPLA61



	6					DIREC	TIONS	S:IFIRST, re	adidow	m to fi	ndiuseTHEN, a	across for REGULATIONS
6.	Ň			MI	NIMUMS		MA	XIMUMS				
Section 60.97		Required Review Process	Lot Size	in the second	QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	.⊏>			Front	Side	Rear	Fo		5 5	S) S	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'		30' above average building elevation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.		5', but 2 side yards must equal at least 15',	the adjo atta is no of 5 4. The adjo	dwellin ining k ched a ot attac <u>-</u> rear ya lling u ining k	g unit is att ot. If one si nd the oppo hed must p ard may be nit is attach	ached to de of a cosite side provide a reduced ed to a co	a dwe dwellin e is no minim i to 0' i lwellin	t, the side that num side yard f the rear of the a unit on an	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pleces each having at least 800 square feet and having a length and width of at feast 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pleces having at length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC,	7,200 sq ft.		20' on each side	20"	70%		C	•	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

Section 60.102 Zone

USE ZONE CHART

	0						215-3	8-9 B		19-10	8323	manna
Section 60.102	HEGULATIONS	Required Review Process	Lot Size	RE	VIMUMS QUIRED Y/ (See Ch. 1	ARDS		XIMUMS	ndscape ategory e Ch. 95)	Category Ch. 100)		<ul> <li>3. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so altached and the opposite side is not. the side that is not attached must provide a minimum side yard of 5'.</li> <li>4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an</li> </ul>
Ū	□⇒			Front	Side	Rear	Loi (		<u>[]</u>	əəs) Sígn (	(See Ch. 105)	E adjoining lot.
.010	Deiached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		i', but 2 side vards nust equal nust equal t least 5'. Spec Reg 3	10' See Spec Reg 4	3	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	-	1.7 per unit.	<ol> <li>Chapter 115 K2C contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions:         <ul> <li>For fourto 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space to 150 square leet per unit if permanent outdoor turniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> </ol>
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq. ft.		20' on each side	20'	70%		С		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.



USE ZONE CHART

	<i>(</i> 0					DIREC	TIONS	S: FIRST, re	ead dow	n to fi	ndiuseTHEN, a	acrossifor REGULATIONS
107	, sion			MU	MIMUMS		MA	XIMUMS				
Section 60.107		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ũ	□□			Front	Side	Rear	Lot	Gauciare	<u> </u>	Sig. Sig. Sig.	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	60%	30' above average building elevation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.		5', but 2 side vards must equal at least 15'. See Spec Reg.3	the d adioi attac is no of 5'. 4. The o dwell adioi	welling hed an t attact rear va ing un ning lo	t. If one sid ad the oppo hed must pl and may be it is attache	iched to le of a d site side rovide a reduced ed to a d	a dwe welling is not minim to 0' if welling	lling unit on an unit is so the side that um side yard the rear of the unit on an	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20'	70%		C		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school anciliary to this use.

Section 60.112 Zone PLA7/A



						DIREC	TION	S: FIRST, r	ead dov	n to t	ind useTHEN,	across for REGULATIONS
.112	NOL			MI	NIMUMS		MA	XIMUMS				
Section 60.112		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0)				Front	Side	Rear	Lot			15 D	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwetling Unit	None	3,600 sq. ft.	20	5', but 2 side yards must equal at least 15',	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
020	Detached, Attached, or Stacked Dwelling Units	If develop- ment will result in a low density use being bordered on two sides by higher den- sity uses, then Pro- cess 1, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 2,400 sq. ft. per unit.	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	5'. but 2 side vards must equal at least 15'. See Spec Reg 3	<u>10'</u> <u>See</u> <u>Spec</u> <u>Reg</u> 4		RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D		1.7 per unit.	<ol> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit of ercreational open space may be reduced to 150 square feet per unit of a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ul> </li> </ol>
.030	Church	Process IIA, Chapter 150 K2C.	7,200 sq fl.		20° an each side	20'	70%		С	8	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	3. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an
												adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'. 4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. Kirkland Zoning Code 464





USE ZONE CHART

	(0)					DIREC	TION	S:\FiRST, re	adidow	n to f	ndiuseTHEN,	acrossitoriREGULATIONS
117	NOI			MI	NIMUMS		M,A	XIMUMS				
Section 60.117		Required Review Process	Lot Size		GUIRED Y/ (See Ch. 1 Side		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	60%	a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use</li> </ol>
	Detached, Attached, or Stacked Dwelling Units	If develop- ment will result in a low density use being bordered on two sides by higher den- sity uses, then Pro- cess 1, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 1,600 sq. ft. per unit.		5', but 2 side yards must equal at least 15', 2 Spec Reg 4	<u>10'</u> See Spec Reg 5		RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building devation. Otherwise, 30' above average building devation.	Ð			<ol> <li>May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.</li> <li>If the subject property contains four or more units, then It must contain at least 200 square feet per unit of common recreational open space usabla for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would be open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, lacitities and activities associated with this use.</li> </ul> </li> <li>The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwetling unit on an adjoining lot. If one side of a dwetling unit is spi</li> </ol>
					,							attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'. 5. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. Kirkland Zoning Code 470





Section 60.122 Zone USE ZONE CHART

	u u					DIREC	TION	S: EIRST, re	eadidov	nitolf	indiuseTHEN,	across for REGULATIONS
122	INOL			MI	NIMUMS		MA	XIMUMS				
Section 60.122		Required Review Process	Lot Size		QUIRED Y. (See Ch. 1 Side		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
010	Detached	None	3.600	20	5', but 2	10'	1	II adipining	É		2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot
	Dwelling Unit	INCING	sq. ft.	20	side yards must equal at least 15'.			a low den- sity zone other than	c		Z.D per onit.	<ol> <li>For this use, only one owening unit may be on each for regardless of for size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Attached, or Stacked Dweitling Units	If develop- ment will result in a low density use being bordered on two sides by higher den- sity uses, then Pro- cess I, Chapter 145 KZC. Otherwise, None	3,500 sq. fl. per unit.		5. but 2 side yards must equal at least 15. See Spec Reg 3	<u>10'</u> See Spec Reg 4		RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D		1.7 per unit.	<ol> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine it these cutdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> </ol>
,030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20'	70%		C		1 for every 4 peo- ple based on maximum occu- pancy load of an area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use. 3. The side yard may be reduced to D' if the side of the dwelling unit is attached to a dwelling unit on an adjoining tot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard
												A The rear vard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Kirkland Zoning Code 4782 4782

Section 60.192 Zone USE ZONE CHART

192	SNO	ي. مراجع بيغ		MI	NIMUMS	DIREC		: FIRST, re XIMUMS		**************************************	nd useTHEN, ac	ross for REGULATIONS
Section 60.192		Required Review Process	Lot Size		QUIRED YA (See Ch. 11 Side		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwcelling Unit	None	5,000 sq. fl.	20'	5' on each side. See Spec. Reg. 2.	10'	70%	30' above average building elevation.	E	A	2.0 per dwelling unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the lot.</li> <li>On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum live-foot yard). The applicant may select which front yard shall meet the 20-foo requirement.</li> <li>Chapter 115 KZC contains regulations regarding home occupations are other accessory uses, facilities and activities associated with this use.</li> </ol>
.020		D.R., Chap- ter 142 KZC.	5,000 sq, ft per unit			side ya dwelling oining lo sched an oj attad	t unit is t. If or id the ned ma it is at	y be reduced attached of a opposite sin ust provide y be reduced ached to a	o a gwi dwellin de is no a minin a minin	ig unit t, the num s if the	is so side that ide vard	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations an other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain a least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, play ground equipment, and/or a recreation building are provided in the com mon open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. The City determines that preservation o environmentally sensitive areas provides a superior open space function of the subject property contains eight or more units, then the parking are shall also include a designated location and facilities to serve on-site re- idents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from enterin the lake or wetlands.</li> </ul> </li> <li>Adj</li></ol>

•



Kirkland Zoning Code 580

0-4072

Zone RM

### USE ZONE CHART

ossifor/REGULIATIONS				KIMUMS				MININ			SNOI	2
Special Regulations	Required Parking Spaces	Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)	Height of Structure	Coverage		UIRED YAI iee Ch. 115		Lot Size	Required Review Process	REGULATIONS	
(See also General Regulations)	(See Ch. 105)	Bis)	<u>ی</u> د ا		Lot	Rear	Side	Front			⇒	0
<ul> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the lot.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with the use.</li> </ul>	2.0 per unit.	A	Ε	If adjoining a low den- sity zone other than RSX, then 25' above	60%	10	5', but 2 side yards must equal at least 15'.		5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.	None	ched Dwelling	10 C
<ul> <li>Minimum amount of lot area per dwelling unit is as follows:</li> <li>a. In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>b. In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>c. In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>d. In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:</li> <li>a. For four to 20 units, the open space must be in one or more place each having at least 800 sq. ft. and having a length and width of a</li> </ul>			D See Spec. Reg. 5.	average buikding elevation. Otherwise, 30' above average building elevation. <u>See Spec.</u> <u>Reg. G</u>					3,600 sq. ft. with a density as estab- lished on the Zoning Map. See Spec. Reg. 1.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	ed Dwelling are not permit- I RM 5.0-	o เ รา ม
<ul> <li>b. For 21 units or more, the open space must be in one or more piece having a length and width of at least 40 feet.</li> <li>b. For 21 units or more, the open space must be in one or more piece having a length and width of at least 40 feet.</li> <li>c. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor fumiture, pool, cooking fac tites, playing equipment, and/or a recreation building are provided to the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also b reduced in proportion to the reduced open space area.</li> </ul>											ATTACHMENT	ORDINANCE ATTACHMENT
REGULATIONS CONTINUED ON NEXT PAGE				}				}		1	٥	ΗN

0-4072

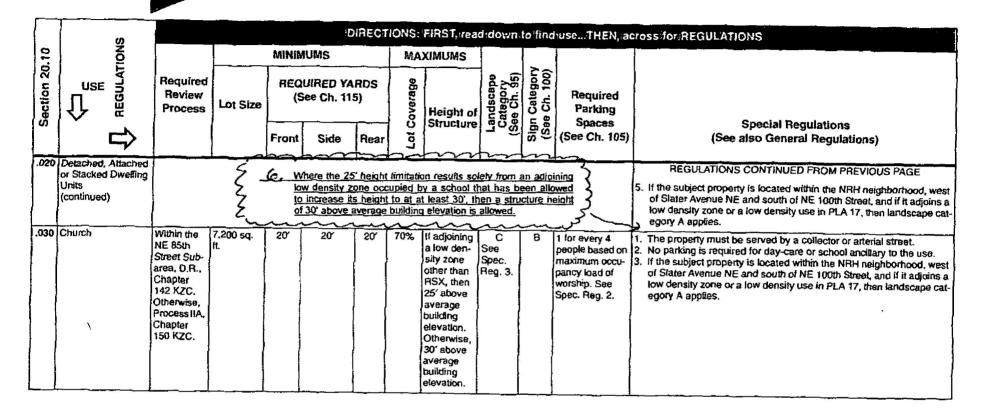
46.1



Zone

**IBM** 

- USE ZONE CHART



Kirkland Zoning Code 46.2 0-4072

(Revised 9/06)

Section 25.10

Zone



	(0					DIR	ECTIO	NS: FIRST, read	downit	oifind	useTHEN, ac	rossiforiregulations
25.10	NO			MINIM	UMS		N	IAXIMUMS		> -		
Section 25		Required Review Process	Lot Size	150	VIRED Y e Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (Sea Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	Lot		ч ŵ	Si <sub>i</sub> Si	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Units		8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, other- wise 3,600 sq. ft.	1	5' hut 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation	E	A	2.0 per dwelling unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Units	NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8,5 zone, 5,000 sq. ft. if PR 5,0 zone, other- wise 3,600 sq. ft. with a density as estab- lished on the Zon- ing Map. See Spec. Reg. 1.		to in	density ncrease	zone o its heig	<u>See Spec.</u> <u>Reg.</u> <u>Himitation result</u> <u>Coupled by a scho ht to at at least 34</u> <u>I building elevation</u>	of that hat hat hat hat hat hat hat hat ha	as bees structu	allowed 3	<ol> <li>Minimum amount of lot area per dwelling unit is as follows:         <ul> <li>In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> </ul> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having at length and width of at least 40 feet. The required common recreational open space. The City shall determine if these outdoor provisions provide comparable recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul></li></ol>

0-4072

(Revised 9/06)

Section 25.10

Zone IPR



	( <b>0</b>					DIR	ECTIO	NS: EIRST, read	(down)	offind	useTHEN,:ac	rossifor REGULATIONS
25.10	LON ION			MINIM	IUMS		N	AXIMUMS				
Section 25		Required Review Process	Lot Size	10	JIRED Y e Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	.=>			Front	Side	Rear	Lot		<u> ш</u>	35	(See Ch. 105)	
-040	Containing Stacked or Attached Dwelling Units and Office Uses. See Spec.	NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a residen- tial den- sity as estab- lished on the Zon- ing Map. See Spec. Reg. 2.	20	<u>K</u> tu	o increas	$e^{25'}$ ho ity zone	If actioning a low density zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation. <u>Sec Spec.</u> <u>Reg. G</u>	30', then	has be a struc	an adjoining aen allowed	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Minimum amount of lol area per dwelling unit is as follows:         <ul> <li>a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet.</li> <li>b. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.</li> <li>c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.</li> <li>d. In PR 2.4 zones, the minimum lot area per unit is 3,600 square feet.</li> <li>e. In PR 1.8 zones, the minimum lot area per unit is 3,600 square feet.</li> <li>e. In PR 1.8 zones, the minimum lot area per unit is 3,600 square feet.</li> </ul> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 40 feet. The required common recreational open spaces having a length and width of at least 40 feet. The required common recreational open space. The City shall determine if these outdoor provisions provide comparable recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> <li>Ancilla</li></ol>

Kirkland Zoning Code 0,40 56 22

(Revised 9/06)

.....

Zone IPLA6A

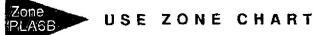


$\int$	s s		•			DIRE	CTION	S: FIRST,	readido	wnito	find use THEN	acrossitoriREGULATIONS
0.57	, NOL			M	NIMUMS			XIMUMS	1	T		AND ASSIGNTE ODEATIONS
Section 60.57	RECULATIONS	Required Review Process	Lot		QUIRED Y (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Catagory e Ch. 100)	Required Parking Spaces	
				Front	Side	Rear	Lot	GLIGCIOLE	130 6	Sign (See	(See Ch. 105)	Special Regulations (See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. ft.	50,	5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses tagining and pair time on the second s</li></ol>
	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft, with at least 1,800 sq. ft, per unit,					RSX, then 25' above average building elevation. Otherwise, 30' above building elevation. <u>See Spec.</u> <u>Res.</u> 3			1.7 per unit.	<ul> <li>other accessory uses, facilities and activities associated with this use.</li> <li>1. Chapter 115 K2C contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: <ul> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space the reduced open space area.</li> </ul>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft,		20' on each side	20'	70%		С		1 for every 4 peo- ple based on max- mum occupancy oad of any area of Morship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.
							2	to	Vhere the w density increase	25' he zone	ight limitation resul	ts solely from an adjoining ool that has been allowed O', then a structure height on is allowed.

Kirkland Zoning Code 396

¥

0-4072



						DIREC	TIONS	S: FIRST, re	adidov	n to fi	nd useTHEN,:a	across for REGULATIONS
2	SNOI			MD	NIMUMS	~	MA	XIMUMS		20		
Section 60.62		Required Review Process	Lot		QUIRED Y/ (See Ch. 1 		/erage	Height of Structure	Landscepe Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0				Front	Side	Rear	Ĕ		(8 - L	ς β	(See Ch. 105)	(See also General Regulations)
.010	Detached Dweiling Unit	None	3,600 sq. tt.		5', but 2 side yards must equal	10'		If adjoining a low den- sity zone	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, tacilities and activities associated with this use.</li> </ol>
.020	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. per dwell- ing unit.	(3)	low dent to increa	sity zon <u>Ese its heid</u>		other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation. <u>See Spec.</u> <u>Reg.</u> ation results t at least 30'	solely fro	im an a structu		<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces hav- ing a length and width of at least 40 feet.</li> <li>The required common recreational open space to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space con- taining these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> </ol>
.030	Offiçe Use	None	7,200 sq. fl.						Ċ	D	If a Medical, Den- tal, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol> <li>The following regulations apply to veterinary offices only:         <ol> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</li></ol></li></ol>

0-4072

----

Zone PLA6B

USE ZONE CHART

	t											
						DIREC	TION	S: FIRST, r	eadidou	vnitoli	induseTHEN,	acrossiforiREGULATIONS
62	ŇŎ			MI	NIMUMS		MA	XIMUMS				
Section 60.62		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0)	₽			Front	Side	Rear	Lot		<u>ی</u> - د	Si <sup>0</sup>	(See Ch. 105)	(See also General Regulations)
.040	Development Containing Stacked or Attached Dwell- ing Units and Office Uses. See Special Regulation 1.		3,600 sq. ft. per dwell- ing unit.	~~~	5', but 2 side yards must equal at least 15'. Where the 2 low density to increase of 30' above	zone occu its height (	pied b	v a school th least 30', th	en a stru	een al	owed 2	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pleces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pleces hav- ing a length and width of at least 40 feet.</li> <li>The required common recreational open space to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the com- mon open space. The City shall determine if these outdoor provisions pro- vide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>Ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul> </li> </ol>
	Funeral Home or Mortuary	Process I, Chapter 145 KZC.	7,200 sq. ft.		20' on each side	20'				в		
.060	Church	None									1 for every 4 peo- ple based on max- imum occupancy toad of any area of worship, See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

(Revised 9/03)

Kirkland Zoning Code 403

0-4072

......

Zone IPLA6D

USE ZONE CHART

						DIREC	TION	S: FIRST, re	adidow	n to fi	ndiuseTHEN, a	crossifor REGULATIONS
12	SNO			MI	IMUMS		MA	XIMUMS				
Section 60.72	合 に の に ATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 1 <sup>-</sup>		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot	outotare	<u>ی</u> - د	Sig Sig	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	60%	a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Stacked Dwell- ing Units	If less than 3,600 sq. ft. of lot area per unil, then Pro- cess I, Chapter 145. Otherwise, None. See Special Regulation 2.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	(mm)	4 Wher low d	ensity zor	height	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. <u>See Spec.</u> <u>Reg. 44</u> <u>Imitation ress</u> <u>pried by a sc</u> to at at least <u>puilding eleva</u>	30', then	has b a stru	een allowed <	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If proposed development contains less than 3,600 square teet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/ frontage on the right-of-way.</li> <li>On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, six-inch vertical curb on each side, live-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements.</li> <li>On 4th Avenue South: 24 feet of paved surface, six-inch vertical curb on each side, live-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For 10 units, the open space must be in one or more pleces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pleces having a tength and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine it these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents tha</li></ol>

•

Zone PLA6F - USE ZONE CHART

						DIREC	TIONS	ERIST, re	ad.dow	nitoifi	nd useTHEN, a	Icrossifor REGULATIONS
60.82	NO			MI	IMUMS		MA	XIMUMS				
Section 60		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	□□			Front	Side	Rear	Lot		2-6	Sig Sig	(See Ch. 105)	(See also General Regulations)
.010	Oetached Dweiling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'		If adjoining a low den- sity zone other than	E	A	2,0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. per dwell- ing unit		low density a to increase it	tone occu	mitation biotic pictury	ASX, then 25' above average building elevation. Otherwise, 30' above average building elevation. <u>See Spec.</u> <u>Reg. 3</u> <u>o results sole</u> a school this least 30', the elevation is a	at has be	en allo	wed	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20'	70%		C	В	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.

. . . . ....

Zone PLA6G

		~					<b>`</b> D	DIREC	TIONS: FIRST	, readic	lownii	o find useTh	HEN, across for REGULATIONS
5		ŇÖ			MINIM	UMS		M	AXIMUMS				
Section 60.87		REGULATIONS	Required Review Process	Lot Size	and the second second second second	JIRED e Ch. '	Date considering	Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category ie Ch. 100)	Required Parking Spaces	Special Regulations
S		⇒			Front	Side	Rear	Lot C	Judciule	л~õ	Sign (See	Spaces (See Ch. 105)	(See also General Regulations)
.130	Attached Stacked Dwelting See Spe Regulatio	Units. cial		3,600 sq. ft. per dwetling unit	7. with too	densit	y zone in	abt limi	If adjoining a low density zone other than RSX, then 25' above aver- age building elevation. Otherwise, 30' above aver- age building elevation. <u>Sec Spec.</u> <u>Res.</u> 7 <u>tation results so</u> d by a school th at least 30', th	hat has t	an ad		<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more places having a length and width of at least 40 feet.</li> <li>The required common recreational space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>If any portion of a structure is adjoining a low density zone, then either:</li></ul></li></ol>

Zone IPLA6H

------

$\int$	<i>"</i>					DIREC	TION	S: FIRST, in	ead dow	n to f	ind useTHEN, i	across for REGULATIONS
32	SNOI			MU	NIMUMS		MA	XIMUMS				
Section 60.92		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1)		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	Lot			ร) วีเธ	(See Ch. 105)	(See also General Regulations)
.010	Oetached Dwelling Unit	None	5,000 sq. it. per unit	20'	5', but 2 side yards must equal at least 15'.	10'	60%	25' above average building elevation.	E See Spec. Reg. 2.	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property actions a low density zone.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Attached, or Stacked Dwelling Units	IIA, Chapter 150 KZC.	least 3,600 sq. ft. per unit.	See Sp	low densi to increar of 30' abr	e 25' heig iy zone o se its heig ove averat	ccupied ht to all the build	See Spec. Reg. 5	I that has then a s is allowe	tructur	dioining allowed e height	<ol> <li>Buildings may not be closer than 40 feet to any low density zone.</li> <li>Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space to 150 square feet per unit if permanent outdoor turniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ul> </li> </ol>
.030	Church		7,200 sq ft.	20'	20' on each side	20'	70%		С	В	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	

Section 60.102 Zone IPLA6J

	0					DIREC	TIONS	S: FIRST, re	adidov	n to f	nd/useTHEN, a	across for REGULATIONS
102	ŇO	[		MI	NIMUMS		MA	XIMUMS				
Section 60.102		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ŭ	⇒			Front	Side	Rear	Lot	Secure	ق حد	ទីទី	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10′		If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached, or Stacked Dwelfing Units		3,600 sq. 11, with at least 1,800 sq. 11, per unit.		low gens to increa of 30' ab	ity zone o se its heig ove averad	S t limit ccupier ht ca build	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. <u>See Spec.</u> <u>Reg. Z</u> ation results to a schoo tat least 30'	that ha	s been	adjoining allowed	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit If permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul></li></ol>
-030		Process IIA, Chapter 150 KZC,	7,200 sq. ft.		20 on each side	20	70%	ne	C		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	<ol> <li>No parking is required for day-care or school ancillary to this use.</li> <li>.</li> </ol>

USE ZONE CHART

	(0)					DIREC	TION	S: FIRST, re	adidow	n to f	indiuseTHEN, a	across for REGULATIONS
112	ŇO			MØ	MUMS		MA	XIMUMS				
Section 60.112		Required Review Process	Lot Size		QUIRED YA (See Ch. 1) Side		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	<b>-</b> -/					ncai	Ē					
.010	Detached Dwelling Unit	None	3,600 sq. tt.		5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Attached, or Stacked Dwelling Units	result in a	3,600 sq. ft, with at least 2,400 sq. ft per unit.	Line in the second s	low dent to increa	sity zone i ase its hei	cht limi	FISX, then 25' above average building elevation. Otherwise, 30' above average building elevation. <u>See Spec.</u> <u>Reg</u> <del>3</del> tation results ed by a scho at at least 30 ding elevation	ol that ha	structu	allowed	<ol> <li>If the subject property contains four or more units, then it must contain at least 200 square feel per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space usable have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feel and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ul> </li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft		20' on each side	20'	70%		c	8	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

0-40 Kirkland Zoning Code 407 464

Zone PLA7B



	(1)					DIREC	TIONS	EIRST, re	adidow	n to fi	nd useTHEN,	acrossifor REGULATIONS
11	NO			Mil	NIMUMS		MA	XIMUMS				
Section 60.117		Required Review Process	Lot Size	6	QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Ū	□⇒			Front	Side	Rear	Lot	ou ubluic	<u>ی</u> - د	ยี่ง	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'		If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Attached, or Stacked Dwelling Units	result in a low density use being bordered	3,600 sq. ft. with at least 1,800 sq. ft. per unit.					RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation. <u>Scc Spcc.</u> <u>Reg.</u> <b>4</b>			1.7 per unit.	<ol> <li>May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no othar access is available.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>

2

9. Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

Zone PLA7C

USE ZONE CHART

	(0)					DIREC	TION	S: FIRST, re	adidow	mitoif	ind useTHEN,	acrossitoriREGULATIONS
122	NOI			MIN	NIMUMS		MA	XIMUMS				
Section 60.122	合語 REGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of Structure	andscape Category ee Ch. 95]	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ů.				Front	Side	Rear	Lot C	Structure	<u>ق</u> - د ا	Sig Sig	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit		3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Attached, or Stacked Dwelling Units	ment will	3,600 sq. ft. per unit.				Ś	RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. <u>Sec Spec.</u> <u>Reg.</u>			1.7 per unit.	<ol> <li>If the subject property contains four or more units, then it must contain at least 200 square teet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 600 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces hav- ing a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space con- taining these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft		20' on each side	201	70%		c	B	1 for every 4 peo- ple based on maximum occu- pancy load of an area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

 3.
 Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

Kirkland Zoning Code 72

478

i

1

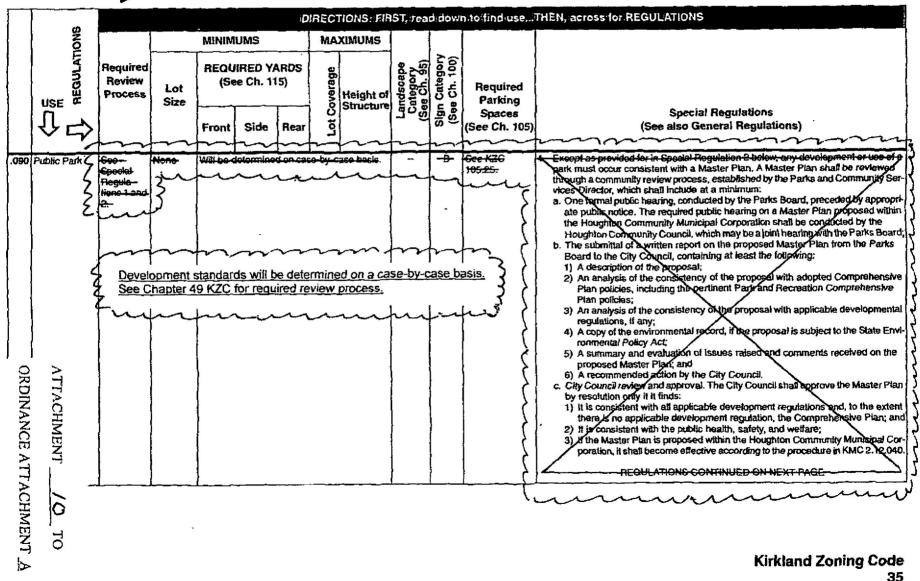
1

Ĩ.

Zone

RS

### USE ZONE CHART





Zone IRS

Section 15.10

USE ZONE CHART

	10					!D	IRECI	IONS: IFIR	ST, rea	didow	nito find use	THEN, across for REGULATIONS
{	ŇO			MINIM	UMS		MA	XIMUMS				
	REGULATIONS	Required Review Process	Lot Size	1	VIRED Y/ e Ch. 11		overage	Height of Structure	andecape Sategory Be Ch. 95)	Cate.	Required Parking	
	1-1			Front	Síde	Rear	Lot C		Cat See		Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	×/						L					
	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</li> <li>a. Location, discensions, and uses of all active and passive reoreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including lobation, hours of illumination, fightling intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or char- acteristics of the subject property.</li> <li>2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:</li> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of any structured sports or activity areas, other than minor rec- feational equipment including swing sets, climber toys, slides, single bashetball hoops, and similar oquipment.</li> </ul>

**Kirkland Zoning Code** 0.407 **36** 0.72

- - -

(Revised 12/02)

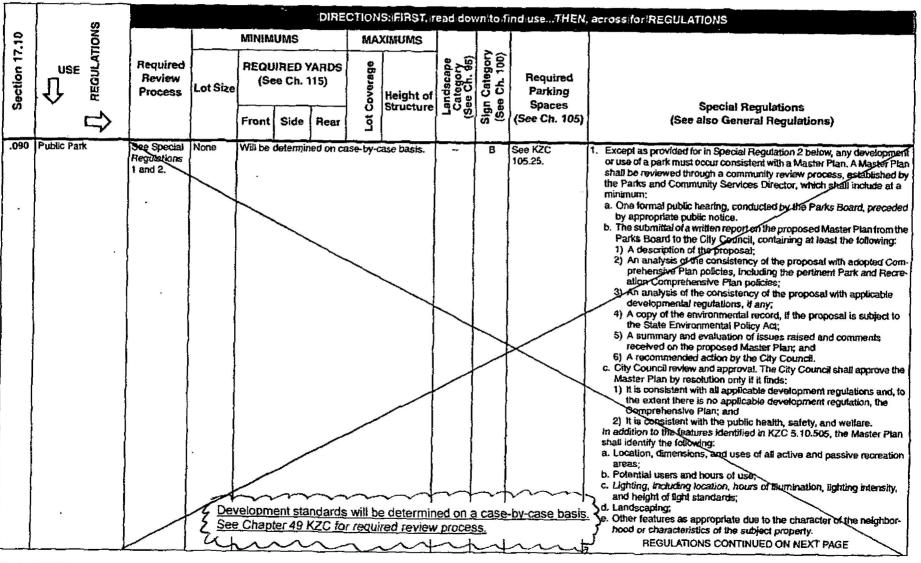
:

Section 17.10

Zone

RSX

USE ZONE CHART



(Revised 12/02)

0-4072 **Kirkland Zoning Code** 43

Section 17.10

Zone RSX



	()					DIRE	CTION	S:IFIRST, Ir	eadidov	vn:to;fi	nd useTHEN,	across for REGULATIONS
9	ŇŎ			MINIM	UMS		MA	MUMS				
Section 17		Required Review Process	Lot Size	(Se	liRED Y te Ch. 1	(ARDS)  15)	overa	Height of	andscape ategory se Ch. 95)	cates ch. 1	Required Parking Spaces	Special Regulations
S	₽			Front	Side	Rear	Lot C	Structure	ق ح ت	Sign (Se	(See Ch. 105)	
.090	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor rightime activities; b. The construction of any building of more than 4,000 square feel; c. The construction of any building of more than 4,000 square feel; d. The development of any structured sports of activity areas, other than minor recreational equipment including swing sets; blimber toys, slides, single basketball hoops, and similar equipment.

Kirkland Zoning Code 44 072

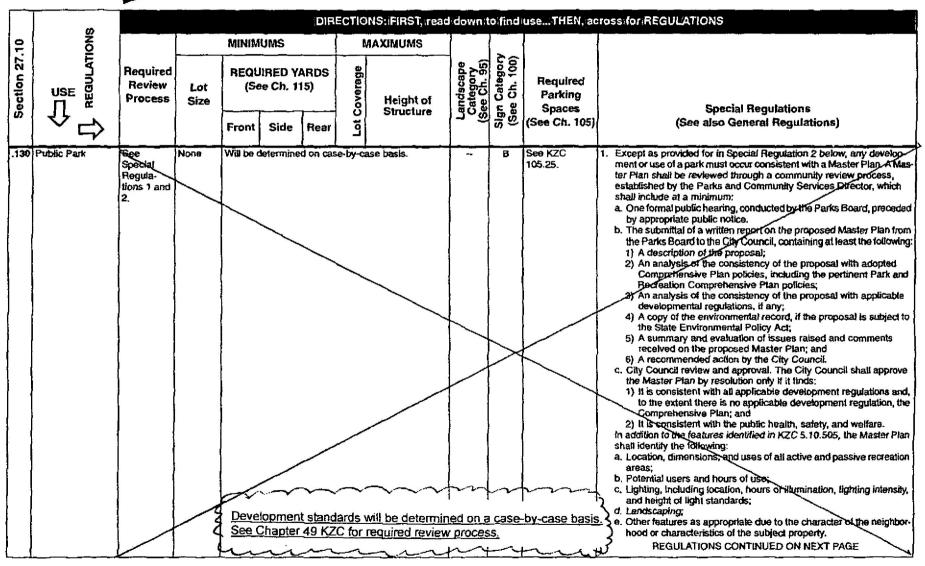
(Revised 12/02)

Section 27.10

Zone

PO

> USE ZONE CHART



(Revised 12/02)

Kirkland Zoning Code 65



Zone PO

USE ZONE CHART

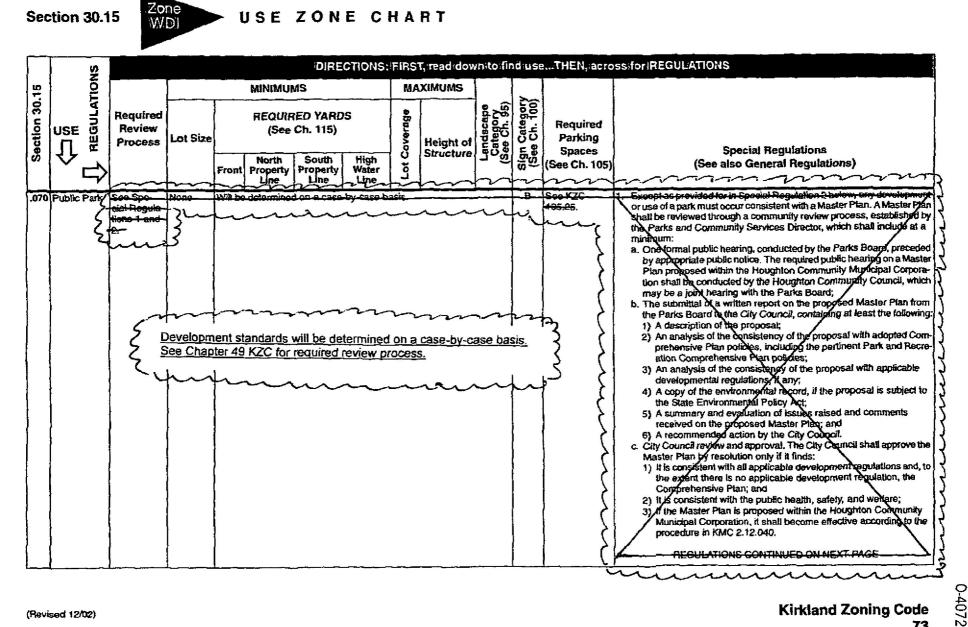
	có .					DIR	ECTIO	NS:/FIRST, read	downit	ofind	useTHEN, ad	cross for REGULATIONS
2	NOL			MININ	IUMS		1	MAXIMUMS				
ection 27		Required Review Process	Lot Size		/ RED		overage	Height of Structure	andscape Category ee Ch. 95)	Ch Cafe	Required Parking Spaces	Special Regulations
S	$\checkmark$			Front	Side	Rear	Lot O	Suctine	a C es	Bis S	Spaces (See Ch. 105)	(See also General Regulations)
.130	Public Park (continued)											<ol> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:         <ul> <li>Lighting for outdoor nightime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of any structured sports of activity areas, other than minor recreational equipment including swing sets; climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ol>

.

~ - - - - -

\_ \_\_ \_ \_ \_

USE ZONE CHART



#### Kirkland Zoning Code 73

(Revised 12/02)

Zone WDI

- USE ZONE CHART

	ទ្					DIRE	CTIONS:	FIRS	T, read dov	nsosii	ndiuse	THEN, acro	sstorREGULATIONS
30.15	ATIONS				MINIMU	NS		MA	XIMUMS				
Section 30		Required Review Process	Lot Size			ED YARD Ch. 115)	s	Coverage	Height of	Landscape Category (See Ch. 95)	S.	Required Parking	
ŭ	⋎⊏⋟			Front	North Property Line	South Property Line	High Water Line	L ot C	Structure	ရီဂမ္မိ	Sigr Sigr	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Public Park (continued)											In 17 month man	<ul> <li>RECULATIONS CONTINUED FROM PREVIOUS PAGE.</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location: dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of a park does not negure a Master Plan under this Code if it will not involve any of the following: <ul> <li>a. Lighting for partodor nightlime activities;</li> <li>b. The construction of any structured sports or activity areas, other finan minor recreational equipment including swing sets, climbertoys, slide-poing). Selected in the open, and of more than a function of any structured sports or activity areas, other the provisions of Chapter 90 KZC, limiting development in and around retlands, do not apply to a public park, if the development is approved as part of a Master Plan.</li> </ul></li></ul>

-----

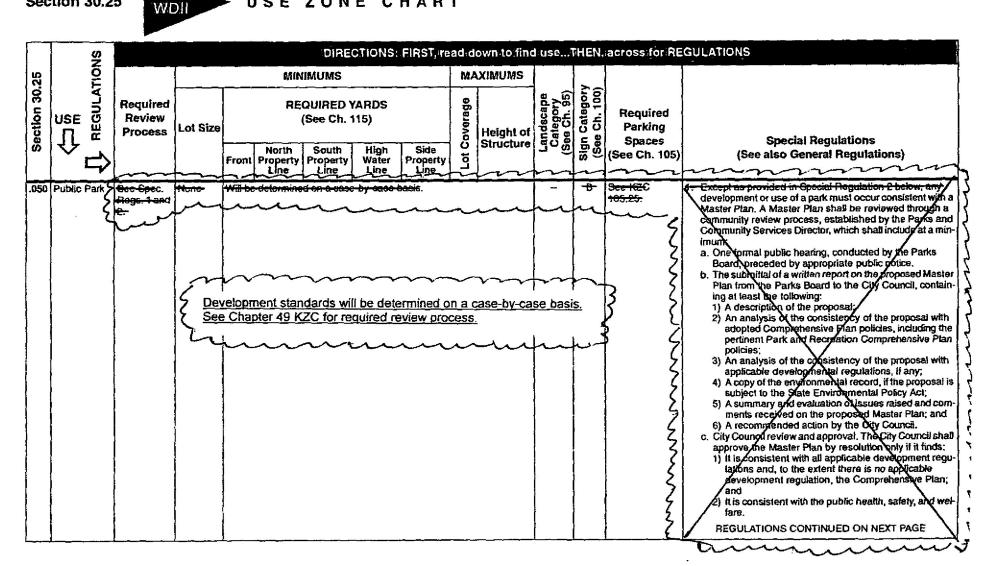
Kirkland Zoning Code 74 4072 1

I.

1

(Revised 12/02)

Zone





Zone WDII

USE ZONE CHART

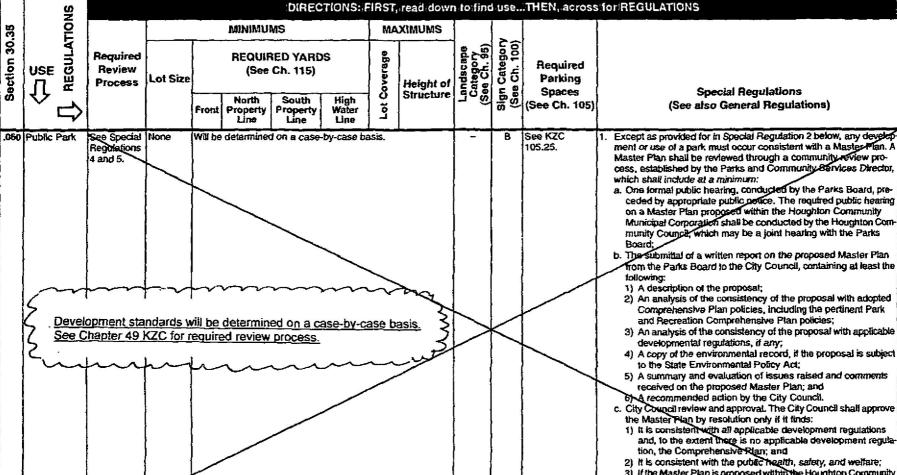
												_		
1		SN				DIRE	CTIONS:	FIRST, re	ad d	own to find	d:use	THEN,	across for A	EGULATIONS
25		loi l			MIN	IMUMS			MA	XIMUMS	1			
Section 30.25	USE M	REGULATIONS	Required Review Process	Lot Size		QUIRED (See Ch.			Coverage	Height of Structure	ndecape ategory e Ch. 95)	Sign Category (See Ch. 100)	Required Parking	
Š	Û	₽			Front Property Line	South Property Line	High Water Line	Side Property Line	Lot C	Structure	So E	Sign (Set	Spaces (See Ch. 105	Special Regulations (See also General Regulations)
.054	Public (contin			<u>.</u>		4					<b></b>			

0-4072

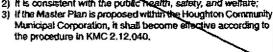
(Revised 12/04)

Zone

WDIII



USE ZONE CHART



REGULATIONS CONTINUED ON NEXT PAGE

---

Section 30.35

Zone WDIII

## USE ZONE CHART

<b></b>	······												
1	S Z					DIREC	TIONS:	FIRST	read.dow:	n to find	l'use.	THEN, across	of or REGULATIONS
30.35	<b>D</b> E				MINIMU	MS		MA	XIMUMS				
Section 30	T E BULATIONS	Reguired Review Process	Lot Size			RED YARE Ch. 115)	)S	Coverage	Height of Structure	ndscepe ategory 98 Ch. 95)	n Category e Ch. 100)	Required Parking	
	≥⇒			Front	North Property Line	South Property Line	High Water Line	Lot C	Structure	ဒီဂမ္ထ	Slgr (Se	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Public Park (continued)											51:	<ul> <li>REOULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5, 10.505, the Master Plan shall identify the following: <ul> <li>a. Location dimensions, and uses of all active and passive recreation areas.</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illemination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of a park does not require a Master Plan under this Code il a will not involve any of the tollowing; <ul> <li>a. Lighting tor orddoor nightime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stafts;</li> <li>d. The development of any structured sports or activity areas, other toys, clides, single backetball hoops, and similar oquipment.</li> <li>c. The provisions of Chapter 90 KZC, firmiting development in and brown wellands, do not apply to a public park if the development is approved as part of a Master Plan.</li> </ul></li></ul>

(Revised 12/02)

Kirkland Zoning Code 04 98.1 4072

- - - -

.

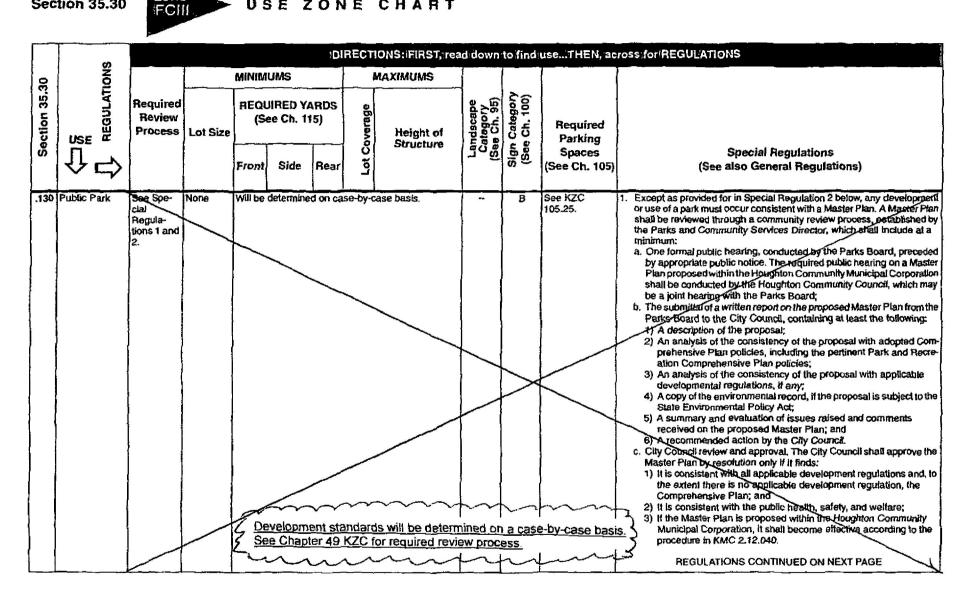
ł

1



Zone

USE ZONE CHART



Zone IFCIII

Section 35.30

## USE ZONE CHART

	Ś					DI	RECT	iONS:/FIRSIT,/rea	d down	to find:	useTHEN, ac	ross for REGULATIONS
8	NO			MINIM	UMS		1	MAXIMUMS				
Section 35.30	] 없 REGULATIONS	Required Review Process	Lot Size	(5	JIRED YA ee Ch. 11	COLUMN PROPERTY	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	∜⇔			Front	Side	Rear	Fot			S S	(See Ch. 105)	
.130	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of all park does not require a Master Plan under this Code if it will not involve any of the following: <ul> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber tays, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>

- -

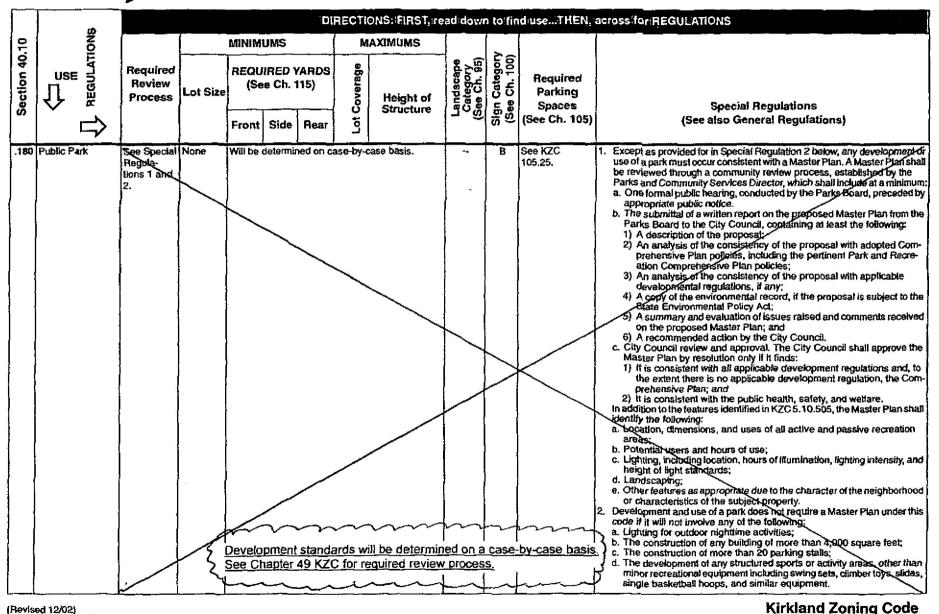
· · · ....



Zone

BN

USE ZONE CHART

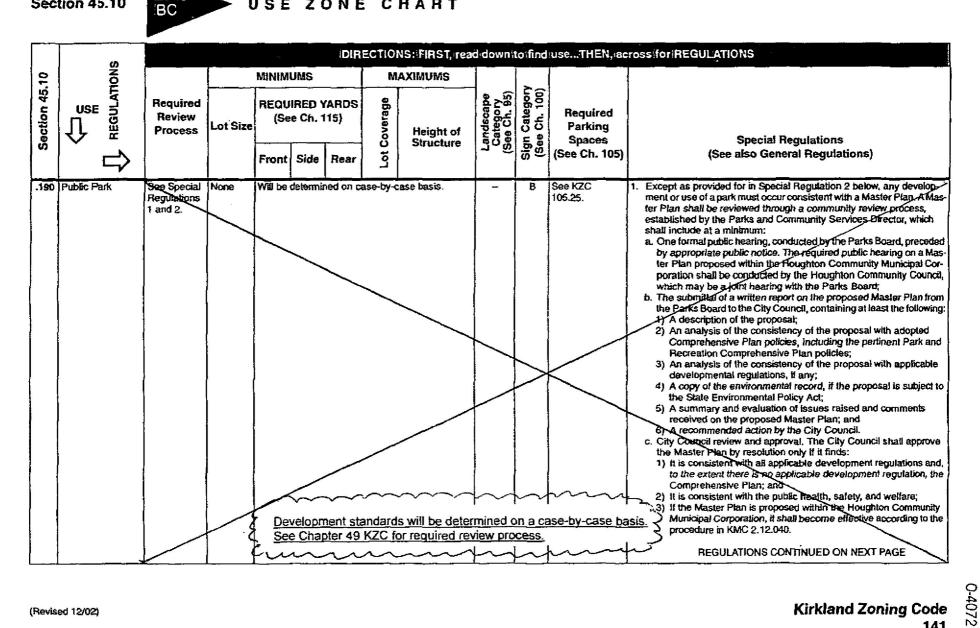


(Revised 12/02)

-4072

134

Zone





······

Zone BC

Section 45.10

	(0	•				DIR	ECTIO	NS: FIRST, rea	d down	tofind	useTHEN, ac	cross for REGULATIONS
97	ATIONS			MINIM	UMS		M	AXIMUMS				
Section 45		Required Review Process	Lot Size	194	liRED \ e Ch. 1	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S S	⇔			Front	Side	Rear	Lot C	Structure	17.6	Sign (See	(See Ch. 105)	
.190	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of a park does not require a Master Plan under this Code if It will not involve any of the following: <ul> <li>a. Lighting for outdoor nightlime activities;</li> <li>b. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>

Section 47.10



USE ZONE CHART

						DIR	IECTIO	NS:IFIRST, rea	didown	toifind	useTHEN, ac	cross for REGULATIONS				
10	SNO			MINIM	UMS		N	AXIMUMS								
Section 47.10		Required Review Process	Lot Size	150	liRED v e Ch. *	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations				
	₽			Front	Side	Rear	Lot			50	(See Ch. 105)	(See also General Regulations)				
.150	Assisted Living Facility See Spec. Reg. 3.	None	None	Same a Spec. F		regulatio	ons for 1	he ground floor us	e. Sce	A	1.7 per indepen- dent unit, 1 per assisted living unit,	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> <li>This use may not be located on the ground floor of a structure.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> </ol>				
	Convalescent Center or Nursing Home			20′	0°	ø	Í	If adjoining a low density zone other than RSX,	C	В	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>				
.180	Public Utility Government Facility Community Facility							then 25' above average building elevation. Otherwise, 30' above average building eleva- tion.	A C See Spec. Reg. 1,		See КZC 105.25.	<ol> <li>Landscape Category A or B may be required depending on the type o use on the subject property and the impacts associated with the use or the nearby uses.</li> </ol>				
.190	Public Parks	Sto Special Regulations 1 and 2.	None	Otherwise, 30' See above average Spec. building eleva- Reg. 1.												
								C for required				REGULATIONS CONTINUED ON NEXT PAGE				
	ad 9/03)		3 <del>7 - 3</del>	C	ú	$\sim$	$\sim$		$\sim$	$\sim$	m	Kirkland Zoning Code				

(Revised 9/03)

Kirkland Zoning Code 148 Section 47.10

Zone iBCX

<b>[</b>						DIR	ECTIO	NS: FIRST, rea	didown	to find	useTHEN, ad	rossifor REGULATIONS
9	SNO			MINIM	UMS		M	AXIMUMS				
Section 47.10		Required Review Process	Lot Size	(Se	VIRED 1 ee Ch. 1 Side	00 S.E. 20	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.190	Public Parks (continued)				<u>-</u>							<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</li> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, cafety, and welfare. In addition to the features identified in KZC 5. 10.505, the Master Plan shall identify the following:</li> <li>a. Location, dimensions, and uses or all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light staneards;</li> <li>d. Landscaping;</li> <li>e. Other features of a park does not require a Master Plan under this code if it will not involve any of the following:</li> <li>a. Lighting or ourdoor nightline activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of any building of more than 4,000 square feet;</li> <li>c. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul>

Zone (CBD-1

USE ZONE CHART

[		1911 - 1913 - 1914 - 1914 - 1914 - 1914 - 1914 - 1914 - 1914 - 1914 - 1914 - 1914 - 1914 - 1914 - 1914 - 1914 -		Faith and an	2.7.0 2. exte	וסי	<b>RECTIO</b>	INS: FIRST	read.d	own to	find useTHE	N acrossitor REGULATIONS
50.12	ATIONS			MINIA	NUMS		1	XIMUMS				
Section 50		Required Review Process	Lot Şize		IRED 1 e Ch. 1	(ARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S	□□>			Front	Side	Rear	ē Ē	Juncinie	3°°C	Sign ( See	(See Ch. 105)	
.100	Assisted Living Facility See Special Regula- tion 3.	Chapter 142	None	0	C	G	100%	2 to 5 sto- ries above each abut- ting right-of- way.	D	A	1.7 per indepen- dent unit. 1 per assisted living unit. See KZC 50.60.	<ul> <li>units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: <ul> <li>a. One parking stall shall be provided for each bed.</li> </ul> </li> <li>This use may be located on the streat level floor of a building only if there is a reduction to the depth requirement for the retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> </ul>
.110	Public Utility, Government Facility, or Community Facility	~~~~			$\sim$	~~~	~~Z	2 to 4 sto- ries above each abut- ting right-of-	D See Speciai Reg. 1.	8	See KZC 50.60 and 105.25.	<ol> <li>Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> <li>2</li> </ol>
.120	Public Park	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	<u>ب</u> کر		detormit by case		500	way.				
	(	<u>Dev</u>	elopm Chap	hent sta ter 49	andarc KZC f	ds will	be det	ermined o	n a cas cess.	se-by-	case basis.	

Kirkland Zoning Code 154

.

-----

(Revised 12/02)

Zone CBD-2

USE ZONE CHART

							DIR	ECTIONS: FI	RST, ire	ad do	wnito find use.	Т	HEN, across for REGULATIONS
-	SNO			MINIMU	JMS		M	XIMUMS					
Section 50.17		Required Review Process	Lot Size	۲	QUIR /ARD: e Ch.	5	ot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Spaces		Special Regulations
	□ →			Front	Side	Rear	2			<b>0</b> , ~	(See Ch. 105)		(See also General Regulations)
.130			None	0'	o	o.	0.000 (0.000) (0.000)	2 stories	D	В	See KZC 50.60	1.	May be permitted only if locating this use in the immediate area of subject property
.140	Government Facility	Chapter 142 KZC.						above the abutting right-of-way			and 105.25.	2.	is necessary to permit efficient service to the area or the City as a whole. No structures, other than moorage structures, may be waterward at the high water- tine. For regulations regarding moorages, see the moorage listings in this zone.
.150	Community Facility		1			1. 1		measured at			{		
.160	Public Park												
	ŗ		evelopm e Chapt	ent sta ter 49 l	ndaro KZC I	ds will for rea	be de	termined o	n a cas æss.	<u>e-by-</u>	case basis.		

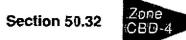
(Revised 12/04)



USE ZONE CHART

$\square$	1							DIF	ECTIONS: FIRS	T, read	down	to find useT	HEN, across for REGULATIONS
5		SN			MINIM	ums			MAXIMUMS				
Section 50.27		REGULATIONS	Required Review Process	Lot Size	Y	QUIR (ARDS Ch. 1	3	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
		₽			Front	Side	Rear	Lo L			S S S S S S S S S S S S S S S S S S S	(See Ch. 105)	
.120	Assisted Facility See Spe ulation 3 Public Ut Governm Facility o Common Facility	ciai Reg- ility eent r	D.R., Chapter 142 KZC,	None	20' See Spec. Reg. 3.	0	0	80%	3 stories above average building elevation.	D C See Special Reg. 1. D See Special Regs. 1. and 2.	A	1.7 per inde- pendent unit. 1 per assisted living unit.	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:         <ul> <li>a. One parking stall shall be provided for each bed.</li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and polential foot traffic as would compliance with the required dimension.</li> <li>Ground floor porches and similar entry features may encroach into the required front yard, provided the tength of the facade of the structure.</li> </ul> </li> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J.</li> <li>Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.</li> </ol>
.140	Public Pa	urk	71 44		Will be a			<del>a</del> 2			<b>B</b> (	9ee KZG- 105.25:	
		<u> </u>	Ę		elopme Chapte	nt sta er 49	ndard KZC f	Is will or req	be determined	on a ca		Y-case basis.	~

(Revised 2/02)



USE ZONE CHART

					Ì		DIRE	CTIONS: FIRS	T,iread	iownst	o find useTH	EN, across for REGULATIONS
2	SN	[		MINIML	IMS		M	LAXIMUMS				
Section 50.32		Required Review Process	Lot Size	Y	QUIRI ARDS Ch. 1	5	Coverage	Height of Structure	Landscape Category (See Ch. 95)	ign Category See Ch. 100)	Required Parking Spaces	Special Regulations
			•	Front	Side	Rear	Lot			55 EC	(See Ch. 105)	
.090	School, Day Care or Mini-School or Day Care Center	D.R., Chapter 142 KZC.	None	10'	0	0		4 stories above average build- ing elevation of existing grade.	D	В	See KZC 105.25.	<ol> <li>A six-toot-high fence is required along all property lines adjacent to outside play areas.</li> <li>Primary vehicular access to the subject property may not be directly from Sec- ond Avenue South between Second Street South and State Street unless no other alternative exists.</li> <li>Structured play areas must be setback from all property lines by at least five feet.</li> <li>Hours of operation may be limited by the City to reduce Impacts on nearby res- idential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>
.100	Assisted Living Facility								D See Spec. Reg. 3.	A	1.7 per Inde- pendent unit. 1 per assisted living unit.	<ol> <li>A facility that provides both independent dwelling units and essisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home por- tion of the facility:         <ul> <li>One parking stall shall be provided for each bed.</li> <li>Landscape Category C is required if subject property is adjacent to Planned Area 6C.</li> </ul> </li> </ol>
.110	Detached Dwelling Units	None	3,600 sq. fl.		5', but 2 side yards must be at least 15'.	10'		If adjoining a low density zone, then 25' above average building eleva- tion. Otherwise, 30' above build- ing elevation.	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> </ol>
.120	Public Utility, Government Facility, or Com- munity Facility	D.R., Chapter 142 KZC.	None	10'	0	0		4 stories above average build- ing elevation of existing grade.	D See Spec. Reg. 1	В	See KZC 105.25.	<ol> <li>Landscape Category C is inquired if subject property is adjacent to Planned Area 6C. Landscape Category A or B may be required depedning on the type of use on the subject property and impacts associated with the use on nearby uses.</li> </ol>
.130	Public Park	<b>^</b>		Will be (			•	5 4			ξ.	
L	Ļ		Deve		r 49 K	ZC fo	or requ	e determined	on a ca ocess.	ase-by	·	Kirkland Zoning Code

\_\_\_\_

Zone CBD-5

### USE ZONE CHART

2	ŝ			MINIM	UMS		1	aximums				EN, across for REGULATIONS
Section 50.37		Required Review Process	Lot Size	Y (See	QUIR ARDS Ch.	5 115) T	Lot Coverage	Height of Structure	Landscape Category (See Ch, 95)	Cate.	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.120		D.R., Chapter 142 KZC.	None	20'	O	0		3 to 5 stories above aver- age building elevation.	D See Special Reg. 1.	В	See KZC 105.25.	<ol> <li>Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts asso- ciated with the use on nearby uses.</li> <li>Site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walk- ways on the subject property and existing or planned walkways on abutting properties.</li> </ol>
.130	Public Park	7		Will be			L					<ol> <li>Site and building design must include installation of pedestrian linkages con sistent with the major pedestrien souther in the Downtown Plan chapter of the Comprehencive Plan.</li> </ol>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

> 04072 Kirkland Zoning Code 72 182.1

Zone CBD-6

## USE ZONE CHART

					12							
							DIRE	CTIONS: IFIR	ST, rea	didow	nitoifindiuse	THEN, acrossitor REGULATIONS
2	SNOI			MINIMU	MS		M/	XIMUMS				
Section 50.42		Required Review Process	Lot Size	Y	QUIRE ARDS Ch. 1 Side	15)	Lot Covei aç	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Church	D.R., Chapter 142 KZC.	None	20' See Spi tions 1 a		10 <sup>r</sup> egula-		4 stories above aver- age building elevation.	D See Spec. Reg. 3.	B	See KZC 105.25. See Special Regula- tion 5.	<ol> <li>For any portion of a structure on the subject property within 40 test of Seventh Avenue or Fifth Street north of Sixth Avenue that does not exceed 30 feet above average building elevation, the minimum required side yards are five feet, but two side yards must equal at least 15 feet.</li> </ol>
.120	Public Utility, Gov- emment Facility, or Community Facility								D See Spec. Regs. 3 and 4.		See KZC 105.25.	<ol> <li>No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street.</li> <li>Landscape Category C is required if the subject property is located adjecent to</li> </ol>
.130	Public Park	1		Pwill be of the second			4					<ul> <li>the RS 5.0, or Planned Areas 7B or 7C zones.</li> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> <li>No parking is required for daycare or school ancillary to the church use.</li> <li>Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.</li> </ul>
								will be dete			case-by-case	basis.

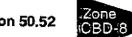
0-4072

- ----

----

# Zone CBD-7 USE ZONE CHART

								DIRE	CTIONS: FIF	₹ST,:rea	didow	nitofindiuse	
11		ŝ			MINIMU	IMS		M	XIMUMS				
Section 50.47	USE	REGULATIONS	Required Review Process	Lot Size	Y	QUIRI 'ARDS - Ch. 1	5	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	╎╋╵	⇒			Front	Side	Rear	د ا			5 U	(See Ch. 105)	
.110	Assisted L Facility See Spec.		D.R., Chapter 142 KZC.	None	50,	D	0	80%	3 stories above average building elevation.	D	A	1.7 per inde- pendent unit. 1 per assisted living unit.	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:         <ul> <li>One parking stall shall be provided for each bed.</li> <li>This use may be located on the straet level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> </ul> </li> </ol>
.120	Stacked or Attached I Units See Speci Regulatior	Owelling al										1.7 per unit.	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.130	Public Utili Governme Facility, or Communit	ent								D See Spec. Reg. 1.	B	See KZC 105.25.	<ol> <li>Landscape Category C is required if the subject property is adjacent to Planned Area 7B. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> </ol>
.140	Public Par	k	A		Will be			<u>.</u>		h			
				Develo See C	opment hapter	t stan 49 Ki	dards ZC for	will b	e determine	ed on a	case	by-case basis	



USE ZONE CHART

				•			DIRI	ECTIONS: FIRST,	read do	wnito	find:useTHE	N, across for REGULATIONS
2	SZ			MINIM	UMS			MAXIMUMS				
Section 50.52	L as	Required Review Process	Lot Size	)	QUIR (ARD) e Ch.	S	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	₩⇔			Front	Side	Rear	ڌ		-~~	55	(See Ch. 105)	
-100	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	10' See St lation 6		0 Regu-	100%	30 feet above the elevation of 3rd Avenue or 4th Ave- nue as measured at the projected midpoint of the frontage of the subject property on the nearest appli- cable right-of-way.	D	A	1.7 per inde- pendent unit. 1 per assisted living unit. See KZC 50.60.	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:         <ul> <li>One parking stall shall be provided for each bed.</li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> <li>This use is not permitted on the street level floor adjacent to Cantral Way.</li> <li>If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential char- acter and scale adjacent to Third Avenue and Fourth Avenue.</li> <li>Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the tacade of the structure.</li> </ul> </li> </ol>
.110	Stacked or Attached Dwelling Units			10' See Sp lation 3		0' Зади-					1.7 per unit. See KZC 50.50.	<ol> <li>This use is not permitted on the street level floor adjacent to Central Way.</li> <li>If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential char- acter and scale adjacent to Third Avenue and Fourth Avenue.</li> <li>Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the facade of the structure.</li> </ol>
.120	Public Utility, Government Facility, or Community Facility			0'	ď	ď			D See Spec. Reg. 1.	В	See KZC 50.60 and 105.25.	<ol> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> </ol>
.130	Public Park	$\uparrow$		<del>Will be</del> en a ea paoic								
(Revis	ed 2/02)							etermined on a d		/-case	basis.	Kirkland Zoning Code 202

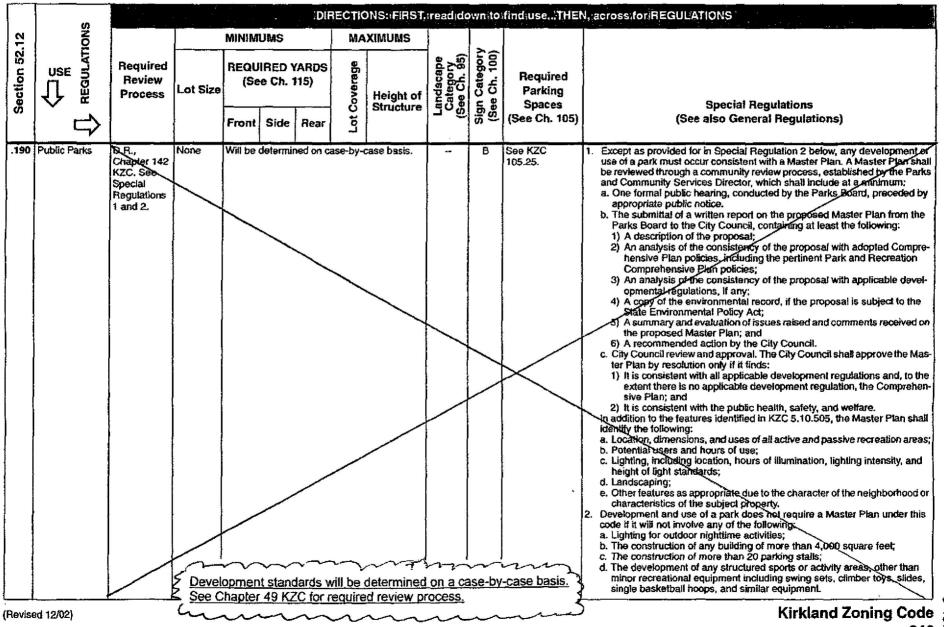


Zone

JBD-1

Section 52.12

► USE ZONE CHART

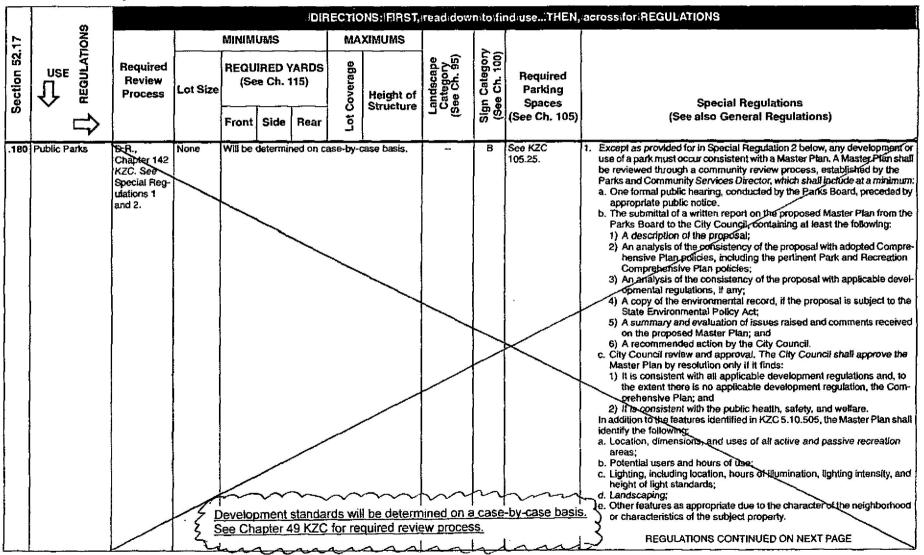


246 🕺

Zone

JBD-2

USE ZONE CHART



Zone JBD-2

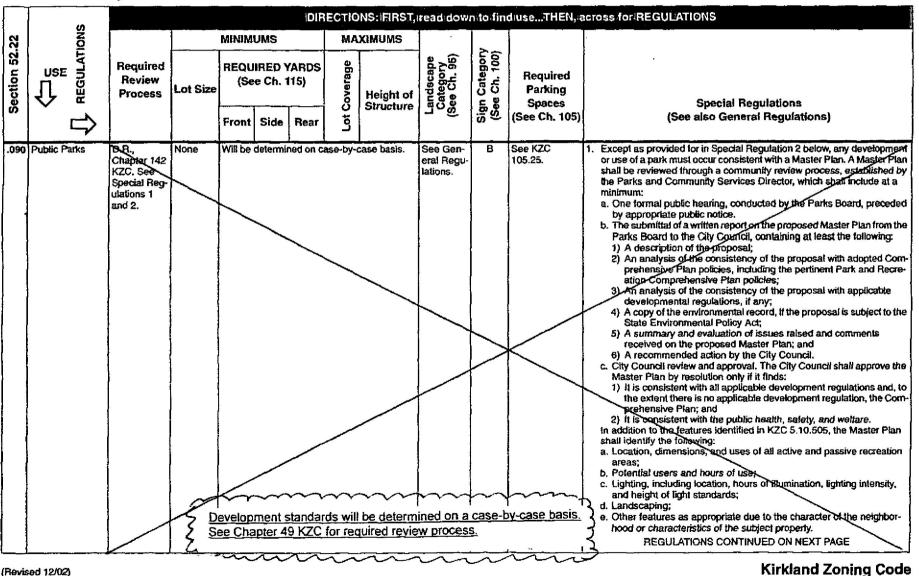
	SNO				-	DIF	DIRECTIONS: FIRST, readidown to find use THEN, across for REGULATIONS						
Section 52.17		Required Review Process	MINIMUMS				MAXIMUMS						
			Lot Size	REQUIRED YARDS (See Ch. 115)			Сочегада	Height of Structure	Landscape Category (See Ch. 95)	jn Category ee Ch. 100)	Required Parking Spaces	Special Regulations	
				Front	Side	Rear	rot		<u>0</u>	Sig Sig	Spaces (See Ch. 105)	(See also General Regulations)	
.18	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not invoke any of the following: a. Lighting for outdoor nightling activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, oringle basketball hoops, and similar equipment.	

l

Zone

JBD-3







Zone JBD-3

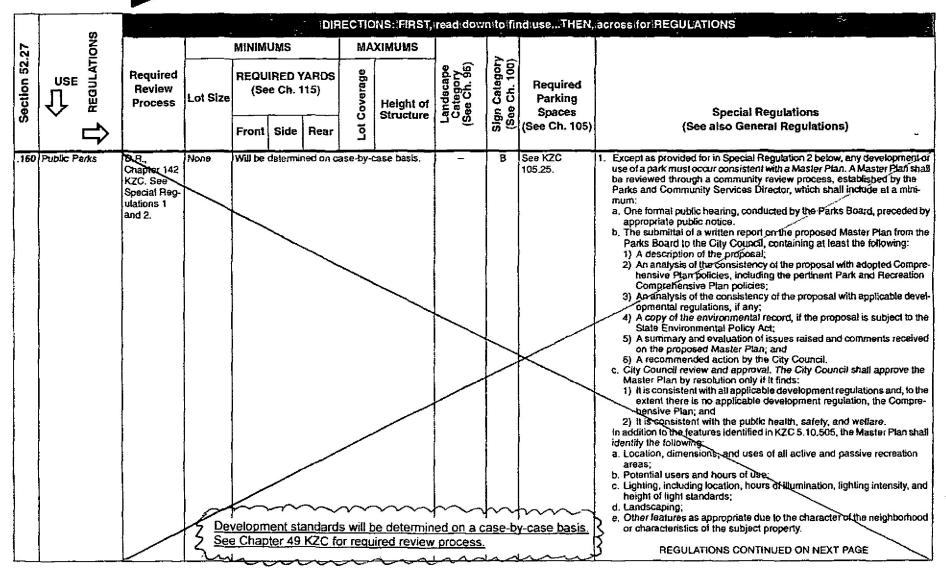


	¢					iDIR	ECTIO	NS:IFIRST,	read dow	n to find	HuseTHEN, a	acrossiforiREGULATIONS
22	CTIONS			MINIM	UMS		MA	XIMUMS		20		
Section 52		Required Review Process	Lot Size	(Se	IRED Y e Ch. 1	(ARDS 115)	overa	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S	⊂⊃			Front	Side	Rear	Lot C	Structure	300	Sign (See	(See Ch. 105)	
.090	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not inverse any of the following: a. Lighting for outdoor nightime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of port than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, Climber toys, stides, single baskerball hoops, and similar equipment.

Zone

JBD-4

USE ZONE CHART



Kirkland Zoning Code 267 0-4072

(Revised 12/04)

Zone JBD-4

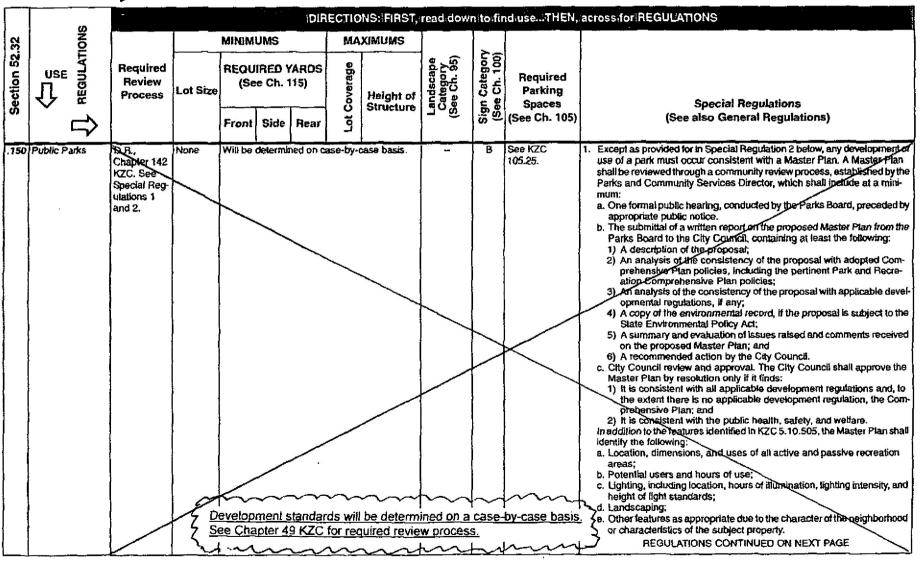
USE ZONE CHART

	(0					(DIF	RECTIC	NS: FIRST,	readidow	n to fi	nd useTHEN,	acrossiforiREGULATIONS
27	SNOI			MINIM	UMS		MA	XIMUMS				
Section 52.		Required Review Process	Lot Size	(Se	liRED \ e Ch. 1	(ARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 96)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
0 O	È			Front	Side	Rear	Let	Sudctore	3° C	Slgn (See	Spaces (See Ch. 105)	(See also General Regulations)
.160	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighting activities; b. The construction of any building of more than 4,000 square feet; c. The construction of any building of more than 4,000 square feet; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

Zone

JBD-5

USE ZONE CHART



(Revised 12/02)



Zone JBD-5



	<i>"</i>			-	÷	DIF	ECTIO	NS: FIRST,	read(dow	n to fir	d useTHEN,	across for REGULATIONS
32	NOI			MINIM	UMS		MA	XIMUMS				
Section 52.32		Required Review Process	Lot Size	(Se	VIRED Y	(ARDS 115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
07	⇒			Front	Side	Rear	Lot	ou concilio	<u>ی</u> - د	Sign (See	(See Ch. 105)	
	Public Access	D.R.,	None		erci of the	e high	-	Pier decks		See		<ol> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>Development and use of a park does not require a Master Plan under this code if it will not hooke any of the following:         <ul> <li>Lighting for outdoor-nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of any structured spots or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> <li>See CC 52.35 for regulations regarding builkheads and land surface modification.</li> <li>No accessory uses, buildings, or activities may be permitted as part of</li> </ol>
	Pier or Boardwalk	Chapter 142 KZC.		waterlin O' Waterw waterlin O' See als	0' and of th He 10'	ø		may not be more than 24 feet above mean sea level. Diving boards and similar fea- tures may not be more than 3 feet above the deck.		Spec. Reg. 7.		<ul> <li>this use.</li> <li>If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.</li> <li>May not treat structures with creosote, oil base, or toxic substances.</li> <li>Must provide at least one covered and secured waste receptacle.</li> <li>All utility lines must be below the pier deck and, where feasible, underground.</li> <li>Piers must be adequately lit; the source of the light must not be visible from off the subject property.</li> <li>The pier or boardwalk must display the street address of the subject property. The address must be oriented to and visible from the lake with letters and numbers at least four inches high.</li> <li>The side property line yards may be reduced for over water public access piers or boardwalks which connect with waterfront public access on adjacent property.</li> <li>See KZC 52,35 for regulations regarding bulkheads and land surface modification.</li> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>May not use land waterward of the high waterfine to determine lot size or to calculate allowable density.</li> </ul>

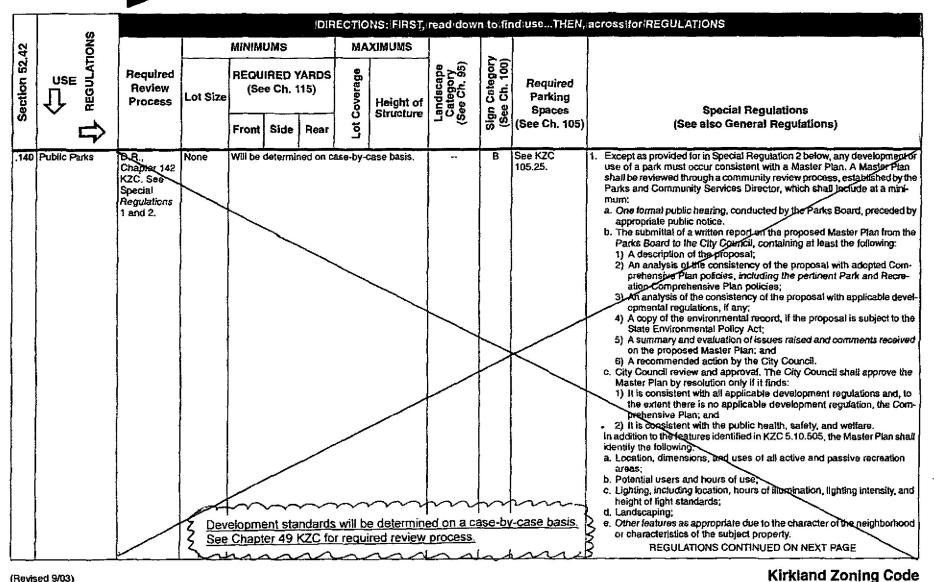
.

(Revised 12/02)

Zone

JBD-6

USE ZONE CHART





Zone JBD-6

Section 52.42

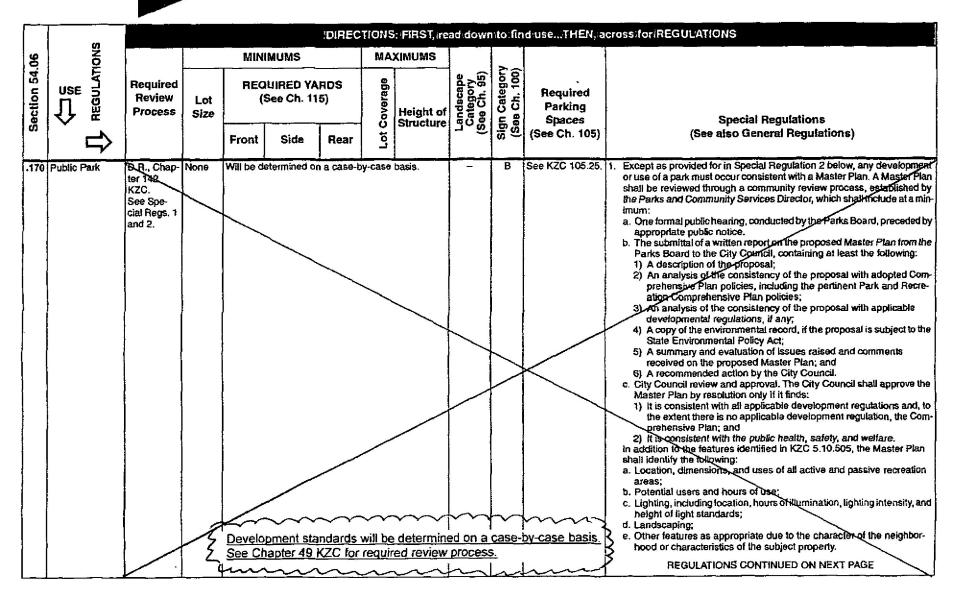
# USE ZONE CHART

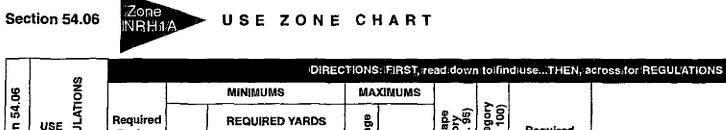
	(0					DIR	ECTIO	NS: FIRST,	readidow	nitoifir	nd:useTHEN,	acrossiforiREGULATIONS
8	SNOL			MINIM	UMS		МА	XIMUMS				
Section 52		Required Review Process	Lot Size	(Se	IRED Y e Ch. 1	(ARDS 115)	overage	Height of Structure	Landscape Category (See Ch. 95)	n Category te Ch. 100)	Required Parking Spaces	Special Regulations
S	` ⊏>			Front	Side	Rear	Lot C	Siruciure	<u>.</u>	Sign (See	(See Ch. 105)	
,140	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nightline activities; b. The construction of any building of more than 4,000 square feet; c. The construction of any building of more than 4,000 square feet; c. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, stides. single basketball hoops, and similar equipment.

Kirkland Zoning Code 40.4 292 72

(Revised 9/03)



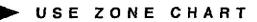




ĮĄ	) <u>e</u>			INTELL	1140143					~		
Section 54.0		Required Review Process	Lot Size		NUIRED YA See Ch. 11	Resolution in the second	overage	Height of	andscape ategory se Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
S	₽			Front	Side	Rear	Lot	Structure	g û ĝ	Sign (See	(See Ch. 105)	(See also General Regulations)
.170	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nightline activities, b. The construction of any building of more than 4,000 square teet; c. The construction of more than 20 parkien stalls; d. The development of any structured sports of activity areas, other than minor recreational equipment including swing sets, Circuber toys, ettices, single basketball hoops, and similar equipment.



Zone INRH1B



	<i>"</i>					DIREC	TIONS	S: FIRST, re	adidown	nito fin	id useTHEN, a	acrossiforiREGULATIONS
54.12	ŇO			MIN	IMUMS		MA	XIMUMS	]			
Section 54		Required Review Process	Lot Size	,	WIRED YA See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
и С	□□			Front	Side	Rear	Lot	Stature	200	Sign ( (See	(See Ch. 105)	(See also General Regulations)
.110		D.R., Chap- ter 142 KZC,	None	Same as floor use	regulations	tor the gr	round	5 stories above abutting right-of- way.	Same as regu- lations for the ground floor use.	A	1 per assisted living unit.	<ol> <li>This use may be located on the street level floor of a building only if there is a commercial space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the com- mercial space if the applicant demonstrates that the proposed configura- tion of the commercial use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Convalescent Center or Nursing Home			10'	Ōʻ	0,	80%	5 stories above abutting right-ol- way.	С	B	1 for each bed.	
.130	Public Utility							2 stories	A	в	See KZC 105.25.	
.140	Government Facility or Community Facility					:		above abutting right-of- way.	C See Spec. Reg. 1.			<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
.150		Ste Spac. Regs. 1 and 2.		-	etermined on						ase-by-case ba	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min- imum:         <ul> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:             <ol> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Com- prehensive Plan policies, including the pertinent Park and Recre- ation Comprehensive Plan policies.</li> </ol></li></ul> </li> <li>REGULATIONS CONTINUED ON NEXT PAGE</li> </ol>
1			~~	<u>ר</u> ק עניי קיין ד	e Chapter	49 KZ	C for r	equired re	view pro	DC <u>es</u> s.	ase-uy-case ba	2515.
				2-7		$\overline{\lambda}$	~		$\overline{\ }$	~		<u>کہ</u>

1. .

-----

....



Zone NRH1B



Section 54.12

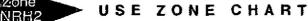
USE ZONE CHART

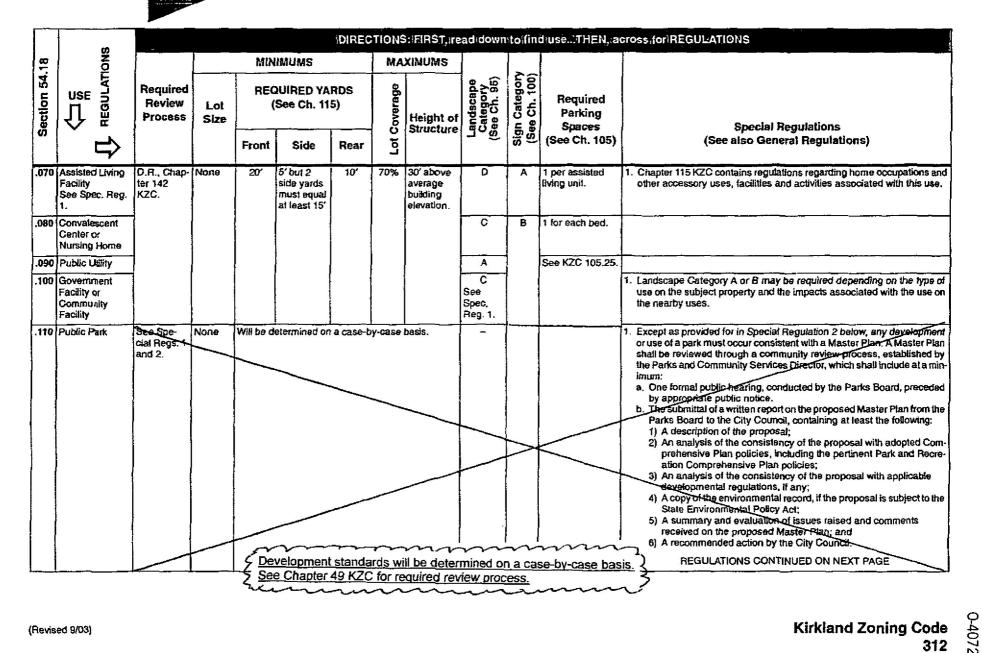
	ø					DIREC	TIONS	S: EIRST, ite	ad/down	nitoifii	ndiuseTHEN, a	acrossiforiREGULATIONS
54.12	ŇO	_		MIN	IMUMS		MA	XIMUMS				
Section 54		Required Review Process	Lot Size	21-12 8.2	WIRED YA See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0	₽			Front	Side	Rear	Loi	Suddine	3.6	bis Sig	(See Ch. 105)	
					·							<ul> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</li> <li>1) It is consistent with all applicable development regulations, the Com-</li> </ul>
												prehensive Plan; and 2) If is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5, 10,505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of itumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighbor-
												<ul> <li>hood or characteristics of the subject property.</li> <li>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ul> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>

:

ł

Zone





(Revised 9/03)

NRH2 USE ZONE CHART

_													
_		(0					DIREC	TIONS	S: FIRST, re	adidown	tofin	duseTHEN, a	cross)for REGULATIONS
54.18		ATIONS			MIN	IMUMS		MA	XIMUMS				
ecti n 54.	USE	AT	Required Review Process	Lot Size		WIRED YA See Ch. 11		Coverage	Height of Structure		n Category as Ch. 100)	Required Parking Spaces	Special Regulations
-		>			Front	Side	Rear	Lot C	Sudcidite	17.Q	Sign (See	(See Ch. 105)	
	Public Pr (continue												<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>C. City Council review and approval. The City Council shall approve the Mester Plan by resolution only if it finds: <ol> <li>INs consistent with all applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent there is no applicable development regulations and, the extent with the public health, safety, and welfare.</li> <li>In addition to the features identified in KZC 5.10:505, the Master Plan shall identify the following:</li> <li>Lighting, including location, house of all active and passive recreation areas;</li> <li>Development and uses of a park does not require a Master Plan under the code of on characteristics of the subject property.</li> </ol></li></ul> <li>Development and use of a park does not require a Master Plan under the code if it will not involve any of the following: <ul> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The development of any structured sports or activity areas, other the minor recreational equipment including swing sets, climber toys slides, single basketball hoops, and similar equipment.</li> </ul> </li>



\_\_\_\_\_

Zone NRH3

USE ZONE CHART

		· · · · · · · · · · · · · · · · · · ·										
	~					DIREC	TIONS	: iFIRST, ire	ad down	tofin	duseTHEN, a	crossifor(REGUL/ATIONS
24	ŝ			MIN	IMUMS			XIMUMS				
Section 54.24		Required Review Process	Lot Size		UIRED YA See Ch. 11	20102033 0.00	Coverage	Height of Structure	andscape Category See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
3)	₽			Front	Side	Rear	Lot			Si Si	(See Ch. 105)	(See also General Regulations)
	Facility	D.R., Chap- ter 142 KZC.	None		5' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	D		1 per assisted liv- ing unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
1	Convalescent Center or Nursing Home								C	В	1 for each bed.	
.090	Public Utility								A		See KZC 105.25.	
1	Government Facility or Community Facility								C See Spec. Reg. 1.			<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
.110		See Spec. Regs. 1 and 2.	None	200	etermined on		·		-		-by-case basis	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min- imum:         <ul> <li>One formal public bearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The sobmittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ul></li></ol>
				See	Chapter 4	9 KZC	for req	uired revie	ew proce	<u>SS.</u>		REGULATIONS CONTINUED ON NEXT PAGE

(Revised 9/03)

Zone INRH3

USE ZONE CHART

		~					DIREC	TIONS	:IFIRST, re	ad down	toffind	useTHEN, a	crossiforiREGULATIONS
54		NOI			MIN	IMUMS		MA	XIMUMS				
Section 54.24		REGULATIONS	Required Review Process	Lot Size	10.10	UIRED YA See Ch. 11		Coverage	Height of Structure		Sign Category (See Ch. 100)	Required Parking Spaces	Special Regutations (See also General Regulations)
	נ	⇒			Front	Side	Rear	Lot			s –	(See Ch. 105)	
.110	Public Pa (continue												REGULATIONS CONTINUED FROM PREVIOUS PAGE
													<ul> <li>c. Gity Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: <ol> <li>If its consistent with all applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to comprobensive Plan; and</li> <li>It is consistent with the public health, safety, and welfare.</li> <li>In addition to the features identified in KZC 5.10:505, the Master Plan shall identify the following: <ol> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, hours of illumination, fighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> </li> <li>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ol> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys slides, single basketball hoops, and similar equipment.</li> </ol> </li> </ol></li></ul>





			- ·			DIREC	TIONS	S: FIRST, re	ad down	ntoifin	id useTHEN, a	crossiforiREGUL/ATIONS
30	SNO			MIN	imums		MA	XIMUMS				
Section 54.30		Required Review Process	Lot Size	1	UIRED YA See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	∶⇔			Front	Side	Rear	Lot	Sideale	S, L	đỹ S	(See Ch. 105)	
		D.R., Chap- ter 142 KZC.	None	20'	Ø	0'	80%	30' above average building elevation.	C	A	1 per assisted living unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
	Convalescent Center or Nursing Home								С	8	1 for each bed.	
.170	Public Utility	-							A	e e	See KZC 105.25.	
	Government Facility Community Facility	1							C See Spec. Reg. 1.			<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
.190		Boe Spec. Regs. 1 and 2.										<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. Attaster Plan shall be reviewed through a community review pracess, established by the Parks and Community Services Director, which shall include at a min- imum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public hearing, conducted by the Parks Board, preceded by appropriate public hearing, conducted by the Parks Board, preceded by appropriate public hearing, conducted by the Parks Board, preceded by appropriate public hearing, conducted by the Parks Board, preceded by appropriate public hearing, conducted by the Parks Board, preceded by appropriate public hearing, conducted by the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>
								ili be deter squired rev			se-by-case ba	SIS REGULATIONS CONTINUED ON NEXT PAGE

ZONE USE ZONE CHART

							000 MIN					
	<i>"</i>					DIREC	TIONS	: ERST, ire	ad down	n:to;fir	id useTHEN, a	across for REGULATIONS
30	SNO			MIN	IMUMS		MA	XIMUMS				
Section 54,30		Required Review Process	Lot Size		UIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	Lot Lo		<u>9</u> -1	Sic	(See Ch. 105)	(See also General Regulations)
.190	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: <ol> <li>If is consistent with all applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety and welfare.</li> <li>In addition to the features identified in KZC 5.10:505, the Master Plan shall identify the following: <ol> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of user</li> <li>Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features of a park does not require a Master Plan under this code if it will not involve any of the following: <ol> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol> </li> </ol></li></ol></li></ul>
		D.R., Chap- ter 142 KZC.	None	20'	O'	O.	80%	30' above average building elevation.	A	D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area. 16 ffice then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol> <li>This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors.</li> <li>May include as part of this use, accessory retail sales, or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.</li> <li>Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.</li> </ol>

0-4072

2

(Revised 9/03)

а.



Zone NRH5

# ▶ USE ZONE CHART

	<i>(</i> 0					DIREC	TIONS	::FIRST, re	adidotvi	n to fii	nd useTHEN, a	acrossifor REGULATIONS
54.36	ŇO			MIN	IMUMS		MA	XIMUMS				
Section 54.	수 등 REGULATIONS	Required Review Process	Lot Size		See Ch. 11		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Spaces	Special Regulations
	ţ			Front	Side	Rear	Lot		<u> </u>	S. S.	(See Ch. 105)	(See also General Regulations)
	Assisted Living Facility See Spec. Regs. 1, 2 and 3.	D.R., Chap- ter 142 KZC.	Nonə		5' but 2 side yards must equal at least 15'.	10	70%	30' above average building elevation.	D	A	1 per assisted living unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>For density purposes, two assisted living units shall constitute one dwell- ing unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Up to 1 1/2 times the num- ber of stacked dwelling units allowed on the property may be approved if the following criteria are met:         <ul> <li>Project is of superior design, and</li> <li>Project will not create impacts that are substantially different than would be created by a permitted multifamily development.</li> </ul> </li> <li>The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square teet of usable recreation space per unit located outside.</li> </ol>
	Convalescent Center or Nursing Home								С	B	1 for each bed.	
090	Public Ulaty								A		See KZC 105.25.	
	Government Facility Community Facility See Spec. Reg. 1.		,						C See Spec, Reg. 2.			<ol> <li>Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
110	Public Park	See Spe clai Regs. 1 and 2.		Will be d	etermined on	a case-b	by-case	basis.	-			<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min- imum:</li> </ol>
												a One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.
						$\sim$	$\sim$	$\sim$	h		hm	REGULATIONS CONTINUED ON NEXT PAGE
Revis	ed 9/03)				Developme Gee Chapte						<u>case-by-case t</u>	Kirkland Zoning Code

1

i

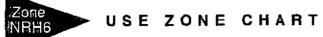
1





<b></b>	<del>,</del>									_		الأحصاف والأجي ويحتم فالأخط فتقو ببرجا البديد ويتوجعها
	6					DIREC	TIONS	FIRST,ire	adidowr	ntoifin	diuseTHEN, a	crossiforiREGULATIONS
36	NO			MIN	MUMS		MA	XIMUMS		-		
Section 54.36		Required Review Process	Lot Size	*	UIRED YA See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S.	₽			Front	Side	Rear	Lot O	Structure	2.0	ອີສິຫັ	(See Ch. 105)	(See also General Regulations)
.110	Public Park (continued)								E			<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: <ol> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposal Master Plan; and</li> <li>A recommended action by the City Council shall approve the Master Plan by resolution only if it flods:</li> <li>It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety, and welfare.</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</li> <li>Lighting, including location, hours of flumination, lighting intensity, and height of light standards;</li> <li>Lighting for outdoor nightime activities;</li> <li>Development and use of a provis of use;</li> <li>Lighting for outdoor nightime activities;</li> <li>The development of any of the subject property.</li> </ol></li></ul>

\_



	()					DIREC	TIONS	FIRST, re	adidowr	to fir	id useTHEN, a	crossifor REGULATIONS
42	ŇO			MIN	IMUMS		MA	XINUMS	<b>-</b>			
Section 54.42		Required Review Process	Lot Size	1 1 1	QUIRED YA See Ch. 11		Сочегаде	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ω	₽			Front	Side	Rear	Le		<u> </u>	is S	(See Ch. 105)	(See also General Regulations)
	Facility	D.R., Chap- ter 142 KZC.	None	10'	5' but 2 side yards must əqual at least 15'.	10'	70%	30' above average building elevation.	D	A	1 per assisted living unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>For density purposes, two assisted living units shall constitute one dwell- ing unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Up to 1 1/2 times the num- ber of stacked dwelling units allowed on the property may be approved if the following criteria are met:         <ul> <li>Project will not create impacts that are substantially different than would be created by a permitted multifamily development.</li> <li>The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.</li> </ul> </li> </ol>
.080	Convalescent Center or Nursing Home								С	В	1 for each bed.	
.090	Public Utility						1		A		See KZC 105.25.	
.100	Government Facility Community Facility See Spec. Reg. 1								C See Spec. Reg. 2.			<ol> <li>Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
.110	Public Park	Sear Spec Regs. 1 and 2.		Will be d	etermined or	a case-t	by-case	basis.	-			<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min- imum:</li> </ol>
							$\overline{}$	~~	5	~		One formal public hearing, conducted by the Parks Board, preceded by appropriate public outice.     REGULATIONS CONTINUED ON NEXT PAGE
L	L		-{	Develo See C	opment sta hapter 49	ndards	will be	e determin	ed on a	case	by-case basis.	ž
(Revis	ed 9/03)		ζ	500						<u>s.</u> 	$\sim$	Kirkland Zoning Code 312.29



Zone NRH6

Section 54.42



						DIREC	TIONS	EIRST, ire	ad dow/	toifin	diuseTHEN,/a	
54.42	ions			MIN	MUMS		MA	XIMUMS				
Section 54		Required Review Process	Lot Size		UIRED YA See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	i ⊨>			Front	Side	Rear	Lot C	Sliuciare	200	Sig)	(See Ch. 105)	(See also General Regulations)
.110	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council shall approve the Master Plan by resolution only if it finds:</li> <li>It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety, and wetfare.</li> <li>In addition to the features ideptified in KZC 5 10.505, the Master Plan shall dentify the following:</li> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including/ocation, hours of illumination, lighting intensity, and height of light standards;</li> <li>Development and use of a park does not require a Master Plan under this code il j/will not involve any of the subject property.</li> <li>Development and use of a park does not require a Master Plan under this code il j/will not involve any of the stolewing stalls;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, cimber toys, slides, single basketbal hoops, and alimitar equipment.</li> </ul>

Zone TL 1A

USE ZONE CHART

	(0				i <b>ser</b>		DIRECTI	ONS:IFIRST,ireadid	lown to	lind u	eTHEN, acr	ossiforiREGULATIONS		
60	ATIONS			MINI	MUMS		1	MAXIMUMS	Ţ					
Section 55.		Required Review Process	Lot Size	(Se	UIRED e Ch. Side	, г —	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
.090		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 1.	A	В	See KZC 105.25.	<ol> <li>When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</li> </ol>		
	Government Facility or Community Facility								C See Spec. Reg. 2.			<ol> <li>When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</li> <li>Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.</li> </ol>		
.110	Public Park		2	Swill be		ined on	2 C250-by-	3			<			
	<u>Development standards will be determined on a case-by-case basis.</u> <u>See Chapter 49 KZC for required review process.</u>													

÷

(Revised 12/04)

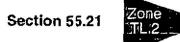


Zone TL 1B



## USE ZONE CHART

15	ATIONS			MINI	NUMS		D	AXIMUMS				rossifor REGULATIONS
Section 55.		Required Review Process	Lot Size	(Se	(		Coverage	Height of Structure	Landscape Category (See Ch. 95)	In Category ee Ch. 100)	Required Parking Spaces	Special Regulations
S)	₽			Front	Side	Rear	Lot		<u>9</u> -L	S S	Spaces (See Ch. 105)	(See also General Regulations)
.100		D.R., Chapter 142 KZC	None	10' See Spec.	0'	0'	80%	40' above average building elevation, See Spec, Reg. 2.	A	8	See KZC 105.25	<ol> <li>Twenty-foot yard required where properties abut NE 132nd Street</li> <li>When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</li> </ol>
	Government Facility or Community Facility			Reg. 1.					С			<ol> <li>Twenty-foot yard required where properties abut NE 132nd Street.</li> <li>When included as an accessory use within the structure of a primary use with a talter height limit, the height limit for the primary use applies.</li> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the us on the nearby uses.</li> </ol>
.120	Public Park	7	2	Will bo	dotorm	ined en	a aaco by	baso basis.		3	٤	
								nined on a case-t	v-case			



USE ZONE CHART

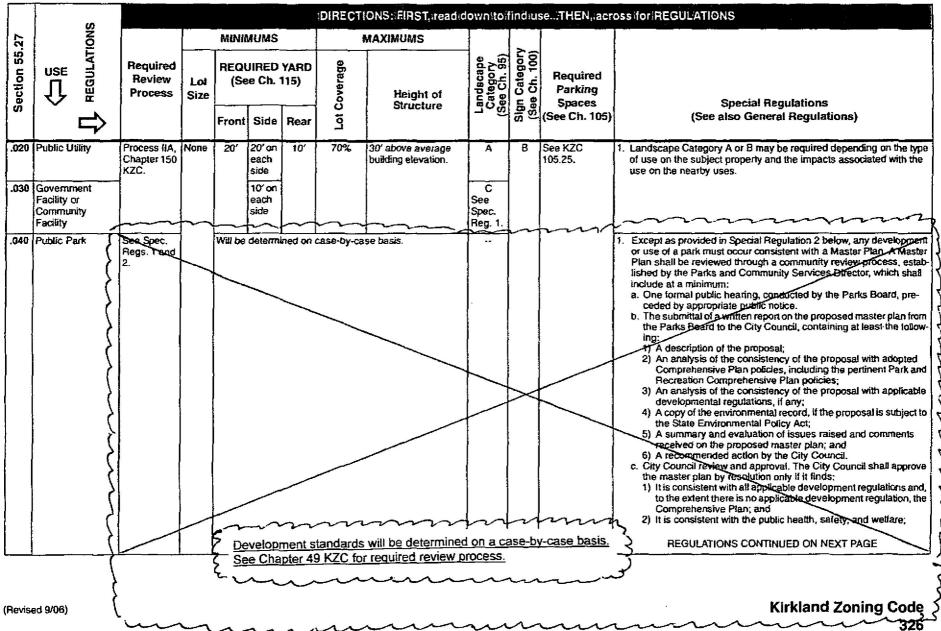
51	SNO	-	1	MINIA	AUMS		DIRE	CTIONS:/FIRST,/read/d	lown:to:	1		ssiforIREGULATIONS
Section 55.21		Required Review Process	Lot Size		RED Y		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	Lot		<u>ی</u> د ا	SiS (S)	(See Ch. 105)	(See also General Regulations)
.100	School, Day-Care Center or Mini- School or Mini- Day-Care	D.R., Chapter 142 KZC.	Less than 1.5 acres.	10' Seé Spec. Reg. 4.	O' See Spec. Reg. 4.	0' See Spec, Reg. 4.	80%	30' above average building elevation.	D	В	See KZC 105.25. See Spec. Reg. 5.	<ol> <li>Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.</li> <li>A six foot high fance is required along property lines adjacent to out- side play areas.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by at least five feet.</li> <li>A non-site passenger loading area may be required depending on the number of attendees and the extent of the abutting r-o-w improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>
.110	Assisted Living Facility			ď	ď	0'			В	A	1 per assisted living unit.	<ol> <li>Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.</li> <li>This use may not be located on the ground floor of a structure:</li> <li>The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject proper- tions and other accessory uses, facilities, and activities associated with this use.</li> </ol>
.120	Convalescent Center or Nursing Home								С	8	1 for each bed.	<ol> <li>Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.</li> <li>This use may not be located on the ground ficor of a structure.</li> </ol>
.130	Public Utility, Government Facility and Community Facility								D See Spec. Reg. 2.		See KZC 105.25.	<ol> <li>Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.</li> <li>Landscape category B or C may be required depending on the type of use on the subject property and the impacts associated with this use.</li> </ol>
140	Public Park	A	None	Will be				y case basis:				
levise	ad 12/04)		velopn e Char	nent sta oter 49	andard	s will b	<u>e det</u> lired r	ermined on a case-by eview process,	-case t			Kirkland Zoning Code

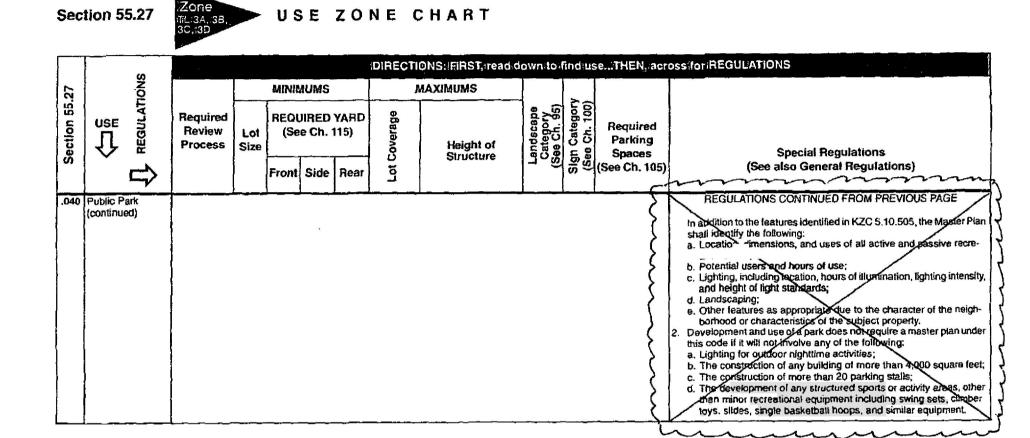
0-4072 320.22

Zone

FL/3A./3E :an

USE ZONE CHART





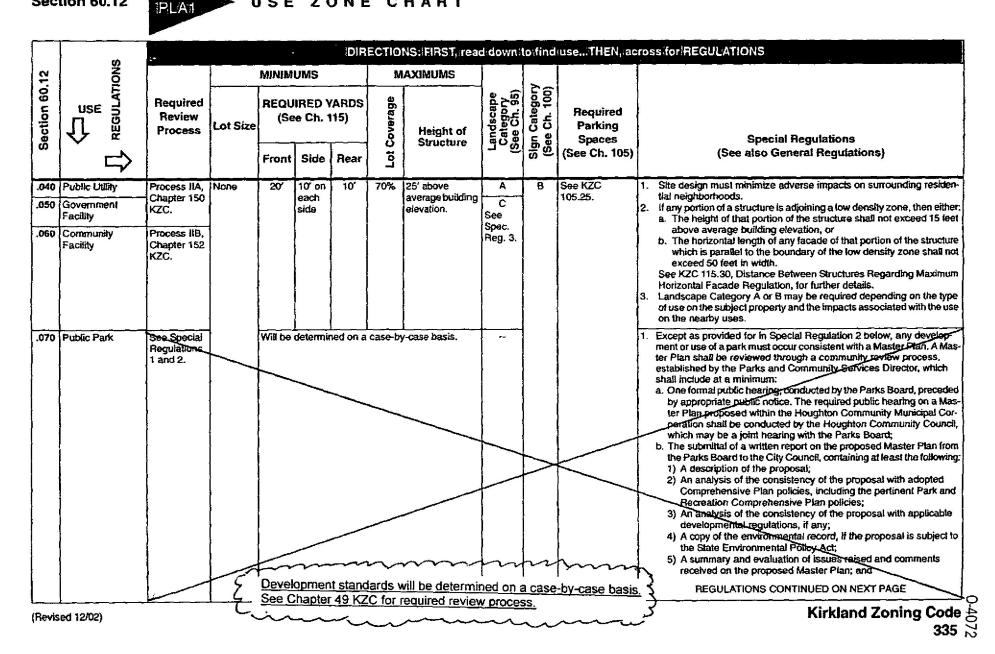


Zone



Section 60.12

#### USE ZONE CHART





Zone

Section 60.12

## - USE ZONE CHART

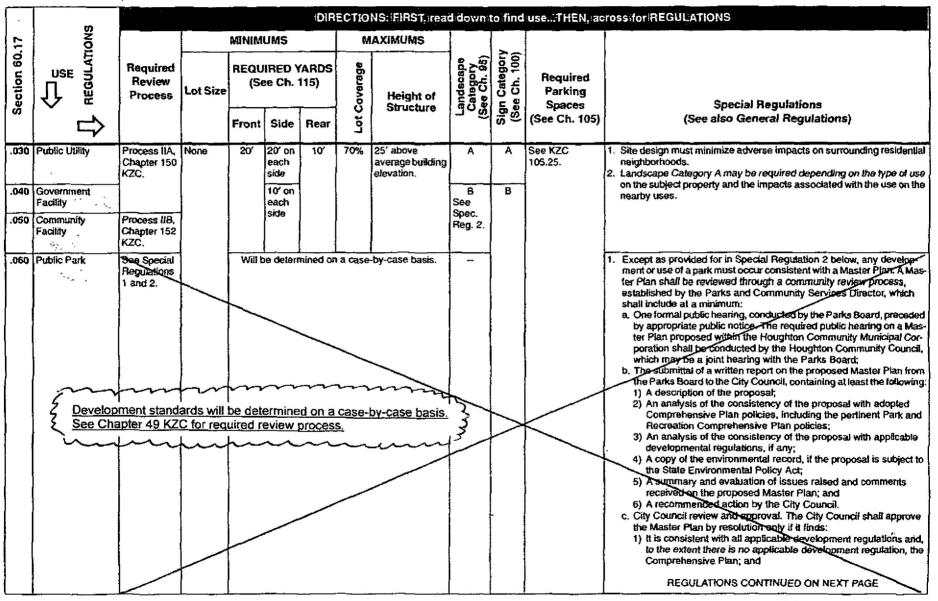
[	(1)					DIR	ECTIO	NS: FIRST, rea	d down;	toifind	useTHEN, ac	rossiforiREGULATIONS
60.12	NOI			MINIM	UMS		M	AXIMUMS				
Section 60		Required Review Process	Lot Size	150	IRED Y e Ch. 1	NUM HIGHNIGHNESS KILLER	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0	₽			Front	Side	Rear	Lot		<u> </u>	36 5	(See Ch. 105)	(See also General Regulations)
.070	Public Park (continued)										(-)	<ul> <li>REGULATIONS CONTINUED FROM FREVIOUS FAGE</li> <li>6) A recommended action by the City Council.</li> <li>c. Gity Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</li> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safeth, and welfare;</li> <li>3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, It shall become effective according to the procedure in KMC 2.12.040.</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</li> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use.</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject propert.</li> <li>2. Development and use of a park does not require a Master Plan under this Code ifd will not involve any of the following:</li> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, clidoe, cinglo backetball hoope, and cimitar equipment.</li> <li>f) If any portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone, then either:</li> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> </ul>

(Revised 12/02)

Zone

PLA2

USE ZONE CHART



Kirkland Zoning Code 340

Zone (PLA2

USE ZONE CHART

ſ							DIR	ECTIO	NS: FIRST, read	lidown	toifind	useTHEN.:ac	ross for REGULATIONS
	=	ATIONS			MINIM	UMS		M	AXIMUMS				
	Section 60.17		Required Review Process	Lot Size	150	IRED Y e Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
	Ō	₽			Front	Side	Rear	Lot C	Structure	ت د	Sign (See	(See Ch. 105)	(See also General Regulations)
		Public Park (continued)										( <u></u> )	<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>a) It is consistent with the public health, safety, and weifare,</li> <li>a) It the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.</li> <li>in addition to the features identified in KZC 5.10.565, the Master Plan shall identify the following:</li> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighbor- hood or characteristics of the subject property.</li> <li>2. Development and use of a park does not require a Master Plan under this Code II it will not involve any of the following;</li> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, elides, single backotbalt hoops, and cimilar outlement.</li> <li>Contors of the park located within the wetlands must be devolted excusively to passive recreation that is not consumptive of the natural environment.</li> </ul>

Zone IPL/A3/A

USE ZONE CHART

	·					DIR	ECTIO	NS:(EIRST, rea	didowni	toilind	useTHEN, ac	ross for REGULATIONS
ส	SNO		1	MINIM	UMS		N	IAXIMUMS				
Section 60.22		Required Review Process	Lot Size	10	IRED \ e Ch.	(ARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	⇒			Front	Side	Rear	Lot		<u> </u>	ຮັບ	(See Ch. 105)	(See also General Regulations)
.100	Church								С	В	1 for every 4 people based on maximum occu- pancy foad of any area of wor- ship. See Spe- cial Regulation 2.	<ol> <li>The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.</li> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>
.120	Public Utility Government Facil- ity or Community Facility		None			10'		30' above aver- age building ele- vation.	A C See Spec. Reg. 1.		See KZC 105.25.	<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
٤.	Public Park Development si See Chapter 49	Regulations 1 and 2. and ards wil					/~			$\lambda$	See KZC 105.25.	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, estab- lished by the Parks and Community Services Director, which shall include at a minimum:         <ul> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corpora- tion shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following;             <ol> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> </ol> </li> </ul></li></ol>

0-4072



Zone IPLA3A

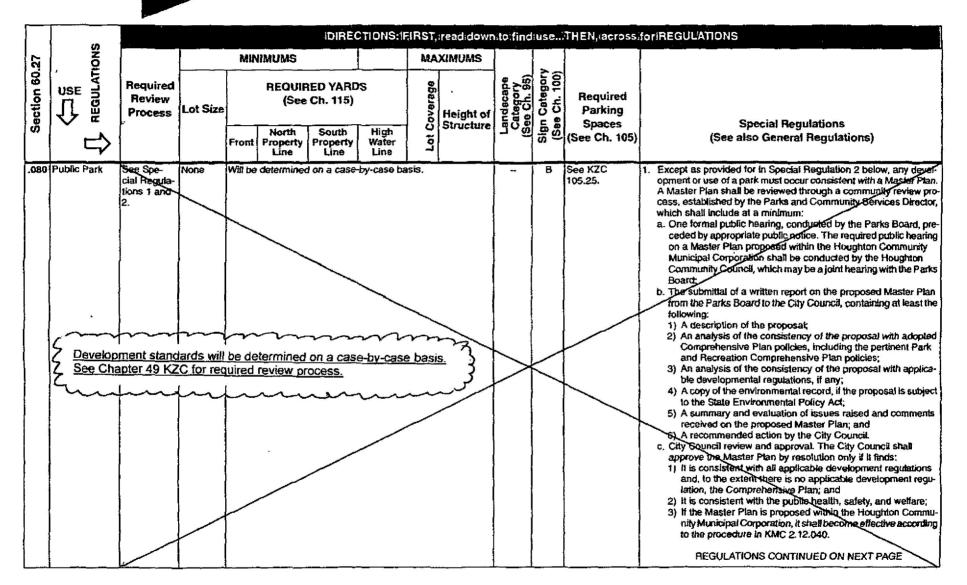
Section 60.22

▶ USE ZONE CHART

	60					DIR	ECTIO	NS:IFIRST, rea	d(down:	toifind	iuseTHEN,iac	rossifor REGULATIONS
8	ŇOI			MINIM	UMS		N	IAXIMUMS				
Section 60.22		Required Review Process	Lot Size	10	NRED Y e Ch.		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	Lot		<u>ی</u> ۔ ۔	50	(See Ch. 105)	(See also General Regulations)
.130	Public Park (continued)										L	<ul> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> <li>c. City Council eview and approval. The City Council shall approve the Master Plan by resolution only if it finds:</li> <li>1) It is consistent with all applicable development regulations and to the extent there is no applicable development regulations and to the extent there is no applicable development regulation, the Comprehensive Plan is proposed within the Houghton Community Municipal Corporation, Itsatloecome effective according to the procedure in KMC 2.12.040</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</li> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping?</li> <li>e. Other features a appropriate due to the character of the neighbor hood or pharacteristics of the subject property.</li> <li>2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:</li> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet; of the outdoor nighttime activities;</li> <li>c. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul>

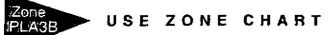


USE ZONE CHART



.

\_



. . . .

100102		•											
		-			·· ··=:	DIREC	CTIONS	IRST,	readidowr	tofind	use	THEN	forIREGULATIONS
51	ŇO			MIN	amums			MA	XIMUMS				
Section 60.27		Required Review Process	Lot Size			ED YARD Ch. 115)	S	Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Catagor) e Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
S	□⇒			Front	North Property Line	South Property Line	High Water Line	Lot C	Surcture	100	Sig (Se	(See Ch. 105)	
	Public Park (continued)											(i) (i) my	<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE         <ul> <li>In addition to the features identified in KZC 5.10.505, the Master Plan Shall identify the following:</li> <li>a. Location, dimensions, and uses of all active and passive recreation areas.</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards:</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>Development and use of a park does not require a Master Plan under this Code IL will not involve any of the following:             <ul> <li>a. Lighting for outdoor nightlime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, clides, single backatball heeps, and similar ordermont.</li> </ul> </li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> <li>See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further datails.</li> <li>The provisions of Chapter 90 KZC limiting development in and around wellands do not apply to a public park if the development is aproved as part of a Master Ptan.</li> </ul> </li> </ul>

# Section 60.32 ZONE CHART

Lot Size	(See	IRED YAI			XIMUMS	e (s	25		
Lot Size	(See			age		· ()	22		
	Front S				Height of Structure	andscape Category See Ch. 95	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
		Side	Rear	Lot		Si Si	(See Ch. 105)	(See also General Regulations)	
7,200 er sq. fl.	20' 10' eac	'on chside	10'		30' above average building elevation.	С	B	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review pro- cess shall be the least intensive process between the two uses.</li> </ol>
None	1		[			A		See KZC 105.25.	<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
er		10' on each side				C See Spec. Reg. 1			
	Development	ent stand	tards wi		determine	d on a process	B	See KZC 105.25.	<ol> <li>Except as provided for in Special Regulation 2 below, any development of use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall inettide at a minimum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:             <ol> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Compre- hensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable devel- opmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommental applicable development regulations and, to the Master Plan by resolution only if if finds;</li> <li>It is consistent with all applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulation, the Compre- hensive Plan; and</li> <li>It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE</li> </ol> </li> </ol> </li> </ol>
i	ler ial d	ler ea to dete	each side 10' on each side	ler each side 10' on each side ial Will be determined on a case-b d Development standards wi	None 20' on each side for ineach side 10' on each side al Will be determined on a case-by-case ad Development standards will be to	None 20' on each side ter each side 10' on each side ial Will be determined on a case-by-case basis. d Develocment standards will be determine	None       20' on each side       elevation.       A         T0' on each side       C       See Spec.         ial       Will be determined on a case-by-case basis.       -         id       O       -         d       O       -	None 20' on each side for on each side C See Spec. Reg. 1 ial Will be determined on a case-by-case basis B	None       20' on each side       elevation.       A       See KZC 105 25.         Id       Id' on each side       Id' on each side       Id       Id       See KZC 105.25.         Ial       Will be determined on a case-by-case basis.       Id       Id       Id       See KZC 105.25.         Id       Id       Id       Id       Id       Id       Id       Id         Id       Id       Id       Id       Id       Id       Id       Id         Id       Id       Id       Id       Id       Id       Id       Id       Id         Id



Zone IPLASA



## ► USE ZONE CHART

	(1)					DIRECT	IONS	:!FIRST, re	adidow	nito fii	ndiuseTHEN	, across for REGULATIONS
60.32	ŇOI			MIN	IMUMS		MA	XIMUMS				
Section 60		Required Review Process	Lot Size		UIRED Y See Ch. 1	100	Ver	e Bar A A Height of Structure		n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S	□⇒			Front	Side	Rear	Lot C	Succure	Candscar Candscar See Ch. S	δίς S	Spaces (See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location: dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate the to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following;</li> <li>a. Lighting for outdoor nightlime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul>

i I



Zone IRLA5B

USE ZONE CHART

.....

	w					DIRECT	TIONS	:IFIRST, rea	adidowi	nito fii	ndiuse,THEN,	acrossifor/REGULATIONS
37	Ň			MIN	IMUMS		MA	XIMUMS		-		
Section 60.37		Required Review Process	Lot Size		QUIRED Y. (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Categor) se Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
S	□⇒			Front	Side	Rear	L ot	Suddure	<u>ר</u> (	5is	(See Ch. 105)	(See also General Regulations)
.100	Chapter 145 KZC.     each side     a       The required yard of any struc- ture abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building eleva- tion.     a       Government Facility or Comprustive     20' 10' on each side     10' each side				30' above average building elevation.	A	В	See KZC 105.25.	<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>			
	Goverrment Facility or Community Facility			The require abundless of the required abundless of the required abundless of the required above the requirements of the requir		any struc- ntaining a n PLA 5A ' for each eds 20'			C See Spec. Reg. 1.			
120	Public Park	See Spe- cial Regu- lations 1 and 2.	50		etermined o							<ol> <li>Development and use of a park does not require a development permit under this Code if:         <ol> <li>A Master Plan for that park has been appreved by the City and the proposed development and use is consistent with the Master Plan; or</li> <li>The proposed use and development will not involve:                 <ol></ol></li></ol></li></ol>
<u>ن</u> ے	L							termined of review pro		se-by-	case basis	1
			とこ	han.	m	and	~~		<u></u>	~	mi	

....

.

Zone PLA5C

USE ZONE CHART

[ ]						DIRECT	IONS	FIRSTarea	didowni	toifin	JuseTHEN.	across for REGULATIONS
42	SNO			MI	IMUMS			XIMUMS				
Section 60.42	 第EGULATIONS	Required Review Process	Lot Size		QUIRED Y (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	jn Category ee Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
	₽			Front	Side	Rear	ē		1 0	Sis)	(See Ch. 105)	(See also General Regulations)
		Process I, Chapter 145 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	The lower of 6 stories or 60' above aver- age building	С	B	1 for each bed.	<ol> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>
.100	Public Utity		None		20' on each side			elevation.	A		See KZC 105.25.	<ol> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> </ol>
	Government Facility or Community Facility				10' on each side				C See Spec. Reg. 2.			<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
.120		See Spe cial Regin lations 1 and 2.	None	Dev	elopment	standards		be determin				<ol> <li>Except as provided for in Special Regulation 2 below, any development of use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Diracter, which shall include at a minimum:         <ul> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The estimilitat of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ul></li></ol>
			<u> </u>	See	Chapter 4	19 KZC fo	or requ	lired reviev	v proce	<u>55.</u>		REGULATIONS CONTINUED ON NEXT PAGE
				'n	in	rr	m	nn	مہم	$\sim$	min	

Kirkland Zoning Code 381





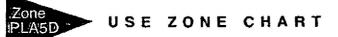
$\left[ \right]$	10		- 11 <b>2</b>			DIRECT	IONS:	FIRST, irea	d:down	to fin	diuseTHEN,	across for REGULATIONS
60.42	SNOL			MIN	IMUMS		MA	XIMUMS				
Section 60		Required Review Process	Lot Size	_	QUIRED Y/ (See Ch. 1	_	overage	Height of Structure		n Category e Ch. 100)	Required Parking Spaces	Special Regulations
S	□□>			Front	Side	Rear	Lot C	Sutcitie	പ്ര	Bis) Bis	Spaces (See Ch. 105)	(See also General Regulations)
.120	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: <ol> <li>If is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety, and welfare.</li> <li>In addition to the features identified in KZC 5.10-505, the Master Plan shall identify the following: <ol> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours on use;</li> <li>Lighting, including location, holds of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> </li> <li>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ol> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The development of any structured sports or activity areas, other than thinor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol> </li> </ol></li></ul>

Section 60.47 Zone USE ZONE CHART

_		1.5										
	Ø			1971 an 1971		DIRECT	IONS	FIRST, rea	didown	toffin	JuseTHEN,	acrossifor:REGULATIONS
47	NOL			MIN	NIMUMS		M/	XIMUMS				
Section 60.47		Required Review Process	Lot Size	1	QUIRED Y		Coverage	Height of Structure	Landscape Category (See Ch. 95)	gn Categor ee Ch. 100	Required Parking Spaces (See Ch. 105)	Special Regulations
	□□>			Front	Side	Rear	Ē			13.0	(See Ch. 105)	(See also General Regulations)
	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,20D sq. fl.	201	10' on each side	10'	70%	The lower of 4 stories or 40	С	₿	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>
.080	Public Utility		None		20' on each side	20'		above aver- age building elevation.	A		See KZC 105.25.	<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the</li> </ol>
	Government Facility or Community Facility				10' on each side	10'			C See Spec. Reg. 1			nearby uses.
.100		See Special Regulations 1 and 2.	None		ppment sta hapter 49	andards w	vill be		d on a c			\$ <u>}</u>
Revis	ed 12/02)		ζ.	m		in	~~	<u>~~~</u>	~~	۔ سامت	·····	Kirkland Zoning Code کے 387
												307

.

----



$\square$	(0)					DIRECT	IONS:	FIRST, rea	didown	tolfind	useTHEN,	acrossifor/REGUL'ATIONS
60.47	ATIONS			MIA	IIMUMS		MA	XIMUMS				
Section 60		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure		Cate Ch.	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot C	Sancare	200	lis S	Spaces (See Ch. 105)	(See also General Regulations)
-100	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ul> <li>a. Lighting for cutdoor nightline activities;</li> <li>b. The construction of any building of more than 4,080 square feet;</li> <li>c. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>

\_\_\_\_\_

Ì

I I

T

Zone IPL/A5E

USE ZONE CHART

		í				,			-	nd useTHEN, a	1
101			10M 	VIMUMS	_,,		XIMUMS		20		
Section 60.52	Required Review Process	Lot Size	1	QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
″ ⊏>		ł	Front	Side	Rear	Lot		2 2	is s	(See Ch. 105)	(See also General Regulations)
070 Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	30' above average building	С	В	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>
980 Public Utility		None		20' on each side			elevation.	A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the
90 Government Facility or Community Facility				10' on each side				C See Spec. Reg. 1			nearby uses.
100 Public Park	See Spe- cial Regula- tions 1 and 2.	None	Will be	determined o	n a case-t		basis.	-	$\sim$		<ol> <li>Except as provided for in Special Regulation 2 below, any development of use of a park must occur consistent with a Master Plan. A Maeter Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min imum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of awritten report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:             <ol></ol></li></ol></li></ol>



Zone PLA5E



	0					DIREC	TIONS	s:iFIRST, in	ead/dow	/nitoif	ind useTHEN,	acrossifor/REGULATIONS
60.52	ATIONS			MIN	KMUMS		MA	XIMUMS				
Section BD		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		overage	B B B B B B B B B B B B B B B B B B B		n Categor) se Ch. 100)	Required Parking Spaces	Special Regulations
ŝ				Front	Side	Rear	Lot C	Sudciaie	Sec. Sec. Sec.	S <sup>g</sup>	(See Ch. 105)	(See also General Regulations)
	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other leatures as appropriate use to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ul> <li>a. Lighting for outdoor nightline activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>

Zone PLA6A

USE ZONE CHART

	SNO			MI	NIMUMS		MA	XIMUMS				
Section 60.57		Required Review Process	Lot Size	0.050	QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	□□>			Front	Side	Rear	Lot	Calciare	3°-L	ອີເຣ ອີເຣ	(See Ch. 105)	(See also General Regulations)
070		Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	a low den- sity zone	С	В	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>
080	Public Utility		None		20' on each side	20'		other than RSX, then 25' above	^		See KZC 105.25.	<ol> <li>Landscape Category A or B may be required depending on the type of us on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
090	Government Facility or Community Facility				10' on each side	10'		average building etevation. Otherwise, 30' above building elevation.	C See Spec. Reg. 1.			
100		See Special Regula- tions 1 and 2.			determined of						e-by-case basis	<ol> <li>Except as provided for in Special Regulation 2 below, any development of use of a park must occur consistent with a Master Plan Arhaster Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min imum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>





USE ZONE CHART

						DIREC	TION	S: FIRST, In	adidov	nitoifi	indiuse/THEN,	acrossitorIREGULATIONS
60.57	NOL			MIN	แพบพร		MA	XIMUMS				
Section 60		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1	80 BC	coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
G				Front	Side	Rear	Lot	Superfile	<u>ی</u> د ا	Sig (Si	(See Ch. 105)	(See also General Regulations)
.10	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: <ol> <li>the consistent with all applicable development regulations and, to the ettent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety and welfare.</li> </ol> </li> <li>In addition to the februres identified in KZC 5, 10, 505, the Master Plan shall identify the following: <ol> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, holds of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> </li> <li>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ol> <li>Lighting for outdoor nightline activities;</li> <li>The construction of more than 20 parking stalls;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, stides, single basketbaff hoops, and similar equipment.</li> </ol> </li> </ul>

Kirkland Zoning Code 400 400



DIRECTIONS: FIRST, read down to find use ... THEN, across for REGULATIONS REGULATIONS MINIMUMS MAXIMUMS Section 60.62 Sign Category (See Ch. 100) Landscape Category (See Ch. 95) Coverage Required REQUIRED YARDS USE Required Review (See Ch. 115) Lot Û Parking Process Size **Height of Special Regulations** Spaces Structure (See also General Regulations) ť (See Ch. 105) Front Side Rear 1 for each bed. I. If a nursing home use is combined with an assisted living facility use in 20 10' 00 70% If adjoining C В .100 Convalescent Process I, 7,200 10' order to provide a continuum of care for residents, the required review Center or Chapter sq. fL each side a low denprocess shall be the least intensive process between the two uses. Nursing Home 145 KZC. sity zone other than See KZC 105.25. Landscape Category A or B may be required depending on the type of use None 20' on 20' Α .110 Public Utility Process RSX, then on the subject property and the impacts associated with the use on the IIA, Chapter each side 25' above nearby uses. 150 KZC. average C 120 Government 10' on 10 building Facility or each side See Community elevation. Spec. Otherwise. Reg. 1 Facility 30' above building elevation. Except as provided for in Special Regulation 2 below, any development or 130 Public Park See Special Will be determined on a case-by-case basis. --use of a park must occur consistent with a Master Plan. A Master Plan shall Regula be reviewed through a community review process, established by the tions t and Parks and Community Services Director, which shall include at a mini-2 mum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. Development standards will be determined on a case-by-case basis. **REGULATIONS CONTINUED ON NEXT PAGE** See Chapter 49 KZC for required review process. **Kirkland Zoning Code** (Revised 12/02)



Zone IPLA6B

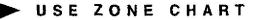
USE ZONE CHART

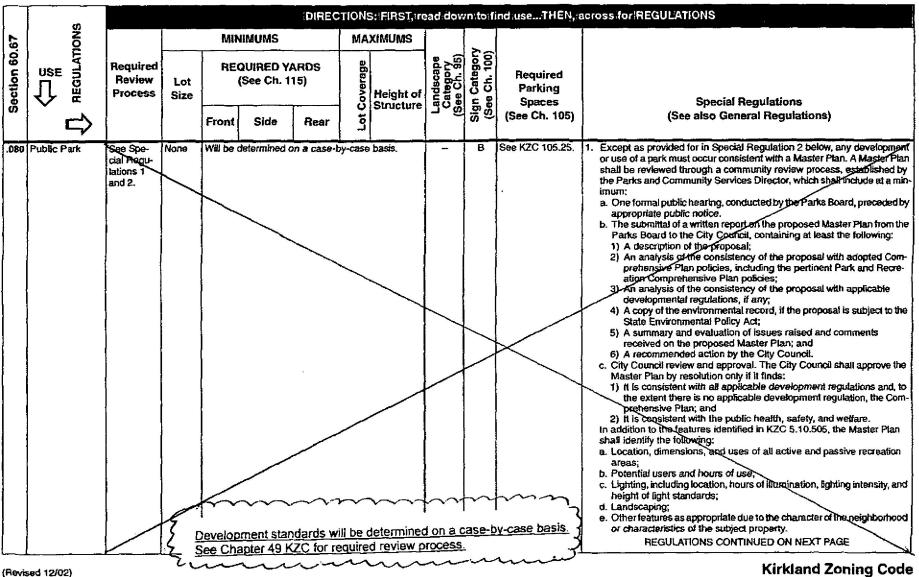
	LD LD					DIREC	TIONS	S: FIRST, re	ead dow	nitoifi	nd:useTHEN,@	acrossifor REGULATIONS
60.62	ATIONS			MIN	NIMUMS		MA	XIMUMS				
Section 60		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot O	Sudcule	100	Sign (See	(See Ch. 105)	(See also General Regulations)
-130	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, fighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate does to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of apark does not hours a Master Plan under this code if il will not involve any of the following: <ul> <li>a. Lighting for outboor nighttime activities;</li> <li>b. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>

. .

Zone

PLA6C





(Revised 12/02)

412.1

Zone IPLA6C



	ú					DIREC	TION	S: FIRST, I	ead dow	nito	ind useTHEN,	across for REGULATIONS
29	SNOITE			MIN	IIMUMS		MA	XIMUMS				
Section 60.		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		overage	Height of	andscape ategory ee Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot C	Structure	ی تر ق	Sig (Se	(See Ch. 105)	(See also General Regulations)
	Public Park (continued)									38-		<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>Development and use of a park does not require a Master Plan under this code if it will not invoke any of the following: <ul> <li>a. Lighting for outdoor nighting activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of porte than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, Charber toys, stides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>



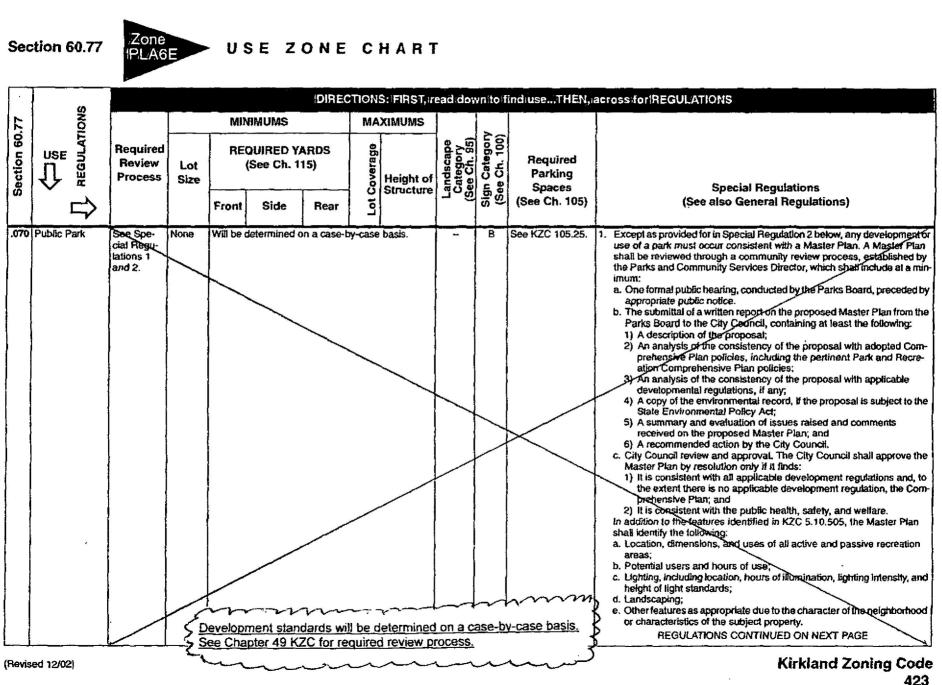
					DIREC	TIONS	S: FIRST, re	ad dov.	n to fi	nd useTHEN, a	acrossiforiREGULATIONS
ZZ SNOI			Mi	NIMUMS		MA	XIMUMS				
REGULATIONS	Required Review Process	Lot		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
<u>ר</u>	>		Front	Side	Rear	Lot		208	Sig Sig	(See Ch. 105)	(See also General Regulations)
Convalescer Center or Nursing Hom	IIA, Chapte	7,200 sq. ft.	20'	10' on leach side	10	70%	If adjoining a low den- sity zone	С	B	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>
080 Public Utility		None	1	20' on each side	20'		other than RSX, then 25' above	A		See KZC 105.25.	<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
990 Government Facility or Community Facility				10' on each side	10*		average building elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. 1			the hearby uses.
100 Public Park	See Specia Regula- tions 1 and 2.		Dev	determined o	standard		be determ			se-by-case basis	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min- imum:         <ul> <li>a. One formal public bearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                 <ol></ol></li></ul></li></ol>
levised 12/02)		· - 2							<u>~~</u>	m	Kirkland Zoning Code

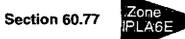
Zone PLA6D



						DIREC	TIONS	:\FIRST, in	adidow	nitoifi	nd useTHEN, ia	acrossifor/REGULATIONS
2	ATIONS			MIN	IIMUMS		MA	XIMUMS				
Section 60.72		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		overage	Height of Structure	Landscape Category (See Ch. 95)	Ch. Cate	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot O	Suncime	200	Sign (See	(See Ch. 105)	(See also General Regulations)
.10(	Public Park (continued)											<ul> <li>AEGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>C. City Council review and approval. The City Council shall approve the Master Ptan by resolution only if it finds: <ol> <li>If is consistent with all applicable development regulations and, to the entert there is no applicable development regulations and, to the entert there is no applicable development regulations and, to the entert there is no applicable development regulations and, to the entert there is no applicable development regulations and, to the entert there is no applicable development regulations and, to the entert there is no applicable development regulations and, to the entert there is no applicable development regulations and, to the entert there is no applicable development regulations and, to the entert there is identified in KZC 5.10:505, the Master Ptan shall identify the following:</li> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of user</li> <li>Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol></li></ul> <li>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ul> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys slides, single basketball hoops, and similar equipment.</li> </ul> </li>

ł





USE ZONE CHART

	Ø					DIREC	TION	S:'EIRST,:n	ead dov	mitoif	ind:useTHEN,	across for REGULATIONS
60.77	ATIONS			MIN	IIMUMS		MA	XIMUMS				
Section 60		Required Review Process	Lot Size	0.000	DUIRED Y/ (See Ch. 1			Height of Structure	andscape Category ee Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S S	₽			Front	Side	Rear	Lot C	Succure	പ്ര	Sign (See	(See Ch. 105)	(See also General Regulations)
.070	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nightime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or arothinty areas, other than minor recreational equipment including swing sets, Camber toys, stilles, single basketball hoops, and similar equipment.

(Revised 12/02)

Kirkland Zoning Code 424

Section 60.82 Zone USE ZONE CHART

	· · · · · · · · · · · · · · · · · · ·				· · · · ·							
	6		<u></u>			DIREC	TION	S:)FIRST, re	ad dow	nito/fi	indiuseTHEN, a	acrossifor REGULATIONS
.82	Ň			MI	MUMIS		MA	XIMUMS				
Section 60.82		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0			_	Front	Side	Rear	Lot		1-0	Si Big	(See Ch. 105)	
080	Public Utility	None	None	20'	20° ол each side	20	70%	If adjoining a low den-	A	в	See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on
.090	Government Facility or Community Facility	Process IIA, Chapter 150 KZC.			10' on each side	10		sity zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	C See Spec. Reg. 1.			the nearby uses.
100	Public Perk	See Special Regula- tions 1 and 2.			determined o	in a case-1	>y-case	basis.		В	See KZC 105.25.	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review precess, established by the Parks and Community Services Director, which shall include at a min- imum:         <ul> <li>One formal public hearing, conducted by the Parks Board, praceded by appropriate public notice.</li> <li>The submittat of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ul></li></ol>
				Dev		standar	y y y y will				<u>se-by-case basi</u>	DECINATIONS CONTINUED ON NEVT DAGE
		, ,	-	See	Chapter 4	19 KZC I	or rec	uired revi	EW DIOC	ess.	ac-by-case Dasi	<u>a.</u>
Revis	sed 12/02)					-	ũ	in		~~	m	تعمیر Kirkland Zoning Code 429



Zone IPLA6F



### ▶ USE ZONE CHART

· · · ·						DIREC	TIONS	S: FIRST, re	adidow	n:to:fi	ndiuseTHEN,ia	acrossitoriREGULATIONS
60.82	SNOI			MIN	NIMUMS		MA	XIMUMS				
Section 60		Required Revi <del>cw</del> Process	Lot Size		QUIRED ¥/ (See Ch. 1		overage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
J.S.	□□>			Front	Side	Rear	Lot C	Suuciure	300	Sig (Se	(See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: <ol> <li>If is consistent with all applicable development regulations and, to the event there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety and wetlare.</li> <li>In addition to the features identified in KZC 5.16.505, the Master Plan shall identify the following: <ol> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours obuse!</li> <li>Lighting, including location, hears of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> </li> <li>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ol> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, cimber toys sildes, single basketball hoops, and similar equipment.</li> </ol> </li> </ol></li></ul>

Zone PLA6G

USE ZONE CHART

_	<u> </u>										0	<u> </u>	
		20					16	DIREC	TIONS	<b>I</b> , iread (d	lownii	to find useTh	HEN, acrossifor/REGULATIONS
81	1	NO	[		MININ	IUMS		M	AXIMUMS				
Section 60.87	USE J	REGULATIONS	Required Review Process	Lot Size		UIRED		Lot Coverage	Height of Structure	Landacape Category (See Ch. 95)	an Catagory ee Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
		⇔			Front	Side	Rear	Lot		<u>ש</u> ר	ŝ	(See Ch. 105)	
	Public 1 Govern Facility Commu Facility	ment or	Process IIA, Chapter 150 KZC.	None	20'	O,	ď		If adjoining a low density zone other than RSX, then 25' above aver- age building elevation. Otherwise, 35' above aver- age building elevation, exclusive of parking levels.	A See Spec. Reg. 1.	8	See KZC 105.25.	<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> <li>Site and building design shall be comptementary with surrounding residential through use of design elements such as roof forms, building modulation, set- backs, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area.</li> <li>Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.</li> </ol>
.160	Public F	Park	Spec. Regs. 1 and 2.	/					-case basis.	•			<ol> <li>Except as provided for in Special Regutation 2 below, any development or dse of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:         <ul> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                 <ul></ul></li></ul></li></ol>
(Revise	ed 12/02	)	<u> </u>						ired review p			oy-case basis	Kirkland Zoning Code 438

0-4072

J

\_\_\_\_

\_\_\_\_

Zone PLAGG USE ZONE CHART

	·					10	REC	TIONS: FIRS	<b>F</b> , readin	lownii	offindiuseTh	IEN, across for REGULATIONS
87	ATTONS			MINIM	UMS		M/	aximums				
Section 60,87		Required Review Process	Lot Size	in the second second	JIRED e Ch. 1	YARD 115)	overage	Height of	indacape ategory se Ch. 95)	Cate Ch.	Required Parking Spaces	Special Regulations
Ů	□□>			Front	Side	Rear	Lot C	Structure	Can Can See	Sig (Se	Spaces (See Ch. 105)	(See also General Regulations)
	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5. 10.505, the Master Plan shall iden- tily the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Patential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single bas- ketball hoops, and similar equipment.

Zone PLA6H

#### USE ZONE CHART

<b></b>			_										
		o					DIREC	TION	S:#EiRST, ire	eadidow	nitoif	indiuse)THEN, a	acrossitoriREGULATIONS
60.92		NOL			MIN	NIMUMS		MA	XIMUMS				
Section 60		REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landacape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
					Front	Side	Rear	Lot		9 1	ΰs S	(See Ch. 105)	(See also General Regulations)
	Convale Center o Nursing	pr I	Process IIA, Chapter 150 KZC.	7,200 sq ft.	20′	10' on each side.	10′	70%	25' above average building	С	B	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>
.080	Public U	tulity		None		20' on each side			elevation.	A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the
	Governa Facility o Commun Facility	ж				10' on each side				C See Spec. Reg. 1.			nearby uses.
.100	Public Pi		See Special Regulations 1 and 2.	None			standard					se-by-case basis	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min- imum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice:</li> <li>The submittal glawritten report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:             <ol></ol></li></ol></li></ol>
(Revis	ed 12/02	)			5	~~~	~~	~~	~~~	$\sim$		n	Kirkland Zoning Code

J



Zone RLA6H

\_ \_ \_ \_



	10					DIREC	TIONS	EIRST, in	adidow	n to fi	ndiuseTHEN,	acrossifor/REGULATIONS
60.92	ION I			MIN	IIMUMS		MA	KIMUMS				
Section 60		Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of Structure	andscape Category ee Ch. 95)	Cate Ch.	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot O	Subclure	Sec. Sec.	Sign (See	(See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate the to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of apark does not require a Master Plan under this code if it will not involve any of the following: <ul> <li>a. Lighting for outdoor rightime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of any structured sports or activity areas, other than thinor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>

\_\_\_\_

# Section 60.97

						DIREC	TIONS	S: FIRST, r	eadidow	n to f	ind useTHEN	acrossitoriREGULATIONS
97	NO			MI	NIMUMS		MA	XIMUMS				
Section 60.97		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1 Side		Lot Coverage	Height of Structure		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
070	-y	Dresses	None	20'	10/	10'	70%	30' above	. C	в	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in
	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	NOTE	20	10' on each side	. 10	70%	average building		a I	Tioreach beu.	order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility	Į			20' on each side			elevation,	A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on
	Government Facility or Community Facility				10' on each side				C See Spec. Reg. 1.			the nearby uses.
.100	Public Park	See Special Regulations 1 and 2.		Develo	pment sta papter 49 J	ndiards v	vill be	determine			by-case basis.	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min- imum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of avritten report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                 <ol></ol></li></ol></li></ol>
levis	ed 12/02)		-Ζ,						<u></u>		June	Kirkland Zoning Code
												449

Zone IPLA61

- - ---

## ▶ USE ZONE CHART

	ť				-	DIREC	TIONS	S: FIRST, re	adidow	/n/to/f	ndiuseTHEN, a	acrossitoriREGULATIONS
97	ATIONS			MIN	IIMUMS		MA	XIMUMS				
Section 60.97		Required Review Process	Lot Size		QUIRED Y/ See Ch. 1		overage	Height of Structure	andscape Category ee Ch. 95)	S S	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot C	Structure	Sear	Sign (See	(See Ch. 105)	(See also General Regulations)
	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location dimensions, and uses of all active and paseive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ul> <li>a. Lighting for outdoor nightline activities;</li> <li>b. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber fors, slides, single basterball hoops, and similar equipment.</li> </ul> </li> </ul>

Kirkland Zoning Code 04 450 07 N

(Revised 12/02)

Section 60.102 Zone USE ZONE CHART

						DIREC	TION	S: EIRST,#	eadidov	/nitoif	indiuseTHEN, a	across.for/REGULATIONS
102	SNOL			MI	NIMUMS		MA	XIMUMS				
Section 60.102		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ŝ	⇒			Front	Side	Rear	Lot		0°-ר	ซีเร เร	(See Ch. 105)	(See also General Regulations)
	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	201	10' on each side.	10'	70%	If adjoining a low den- sity zone	C	B	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>
.080	Public Utility		None	]	20' on each side	20'	]	other than RSX, then 25' above	A	ĺ,	See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of us on the subject property and the impacts associated with the use on the
	Government Facility or Community Facility				10' on each side	10'		average building elevation.	C See Spec. Reg. 1			nearby uses.
100	Public Park	See Special Regula- tions 1 and 2.		Will be	determined o	n a case-t	by-case	basis.				<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Directer, which shall include at a min imrum:         <ul> <li>One format public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The extinuitat of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ul></li></ol>
				~	~	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	~~~			~~~		State Environmental Relicy Act; 5) A summary and evaluation of espes raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council.
				S Der	velopment e Chapter	standar	ds wil	De deterr	ninea o		ise-by-case bas	HEGULATIONS CUNTINUED ON NEXT PAGE

(Revised 12/02)

Kirkland Zoning Code 455

----

USE ZONE CHART

	10					DIREC	TIONS	SHEIRST, re	adidov	vnito fi	nd useTHEN,	across for REGUL/ATIONS
102	NO			MINIMUMS			MAXIMUMS					
Section 60.102		Required Review Process	Lot Size	r i	QUIRED Y/ (See Ch. 1	1 244 2842 424	overage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ŭ	⇒			Front	Side	Rear	Lot C	Souciale	200	Sig (Se	(See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>C. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: <ol> <li>If is consistent with all applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is an applicable development regulations and, to the extent there is an applicable development regulations and, to the extent there is an applicable development regulations and, to the other there is an applicable development regulations and, to the extent there is a static the public health, safety and wetfare.</li> <li>In addition to the features identified in KZC 5.18.505, the Master Plan shall identify the following: <ul> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours chuser</li> <li>c. Lighting, including location, holds of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping; </li> </ul> </li> <li>b. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol></li></ul> <li>2. Development and use of a park does not require Master Plan under this code if it will not involve any of the following: <ul> <li>a. Lighting for outdoor nightline activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, cimber toys slides, single basketball hoops, and similar equipment</li></ul></li>

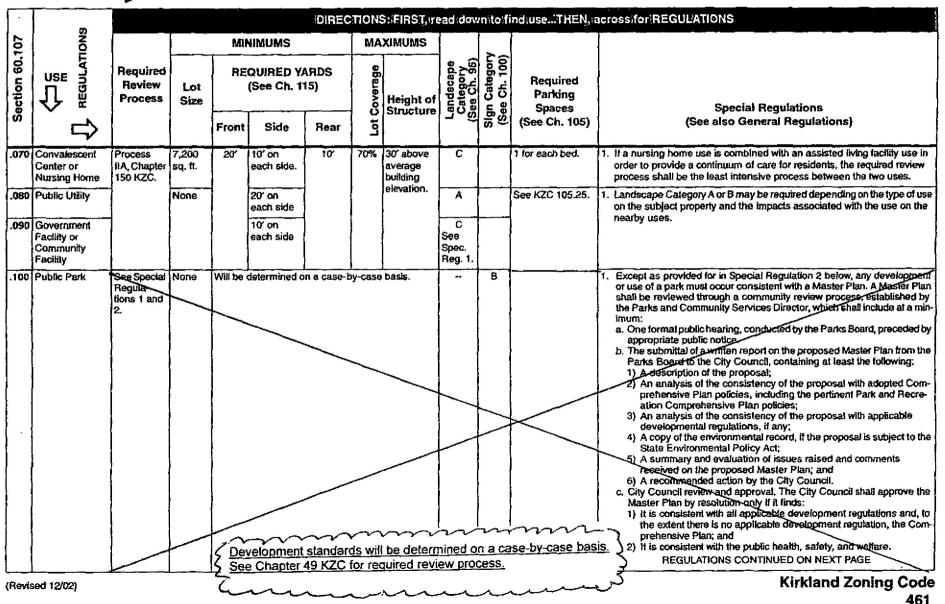
Kirkland Zoning Code 456 72

(Revised 12/02)

Zone

PI A6K

#### USE ZONE CHART





### USE ZONE CHART

[	(0					DIREC	TIONS	S: FIRST, in	eadidow	nito fi	ndiuseTHEN, a	across for/REGUL/ATIONS
107	SNOIT		MINIMUMS					MAXIMUMS				
Section 60.107		Required Revi <del>e</del> w Process	Lot Size	}	QUIRED Y/ (See Ch. 1	5 (d) ( ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	Coverage	Height of Structure	cho ds ca	Category (See Ch. 95) iign Category (See Ch. 100)	ດີດດີ ອີສີ - Required ວັບ Parking ເມືອງ ອີສີ Spaces ອີງ ທີ່ (See Ch. 105)	Special Regulations (See also General Regulations)
ŭ	□⇒			Front	Side	Rear	Lot C	oquetare	]	is S		
	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ul> <li>a. Location; dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including losation, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate the to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ul> <li>a. Lighting for outdoor nightling of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas; other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>

 Kirkland Zoning Code
 0-4072

 462
 72

1

÷

1

ļ

İ

(Revised 12/02)

E.

Section 60.112 Zone

► USE ZONE CHART

	(0)					DIREC		S:IEIRST, ir	ead dov	vn(to f	ind/useTHEN,(a	acrossifor REGULATIONS
112	Ň			MI	NIMUMS		МА	XIMUMS				
Section 60.112		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1 I		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
			ĺ	Front	Sid <del>e</del>	Rear	re			រភីត	(See Ch. 105)	(See also General Regulations)
.080	Public Utility	Process IIA, Chapter	None	20'	20' ол each side	10'	70%	il adjoining a low den-	A	в	See KZC 105.25.	
.090	Government Facility or Community Facility	150 KZĊ.			10° οπ each side			sity zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. 1.			<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
.100	Public Park	See Special Regula- tions 1 and 2.		Develop				determine			vy-case basis.	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min- imum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>
(Revis	ed 12/02)		<u>ک ۽</u>	see Ch	apter 49 K		<u>equire</u> مريز		<u>orocess</u>	<u>.</u>	m	Kirkland Zoning Code 467

Section 60.112 Zone



	(7)					DIREC	TIONS	S: EIRST, ire	adidow	nitoifi	indiuseTHEN,	acrossitoriREGULATIONS
112	ŇOL			MI	NIMUMS	•	MA	XIMUMS				
Section 60.112		Required Review Process	Lot Size		QUIRED Y. (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Ch.	Required Parking Spaces	Special Regulations
Ū	₽			Front	Side	Rear	Lot C	Siluciule	S C	Sign ( (See	(See Ch, 105)	(See also General Regulations)
.100	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: <ol> <li>the consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>th is consistent with the public health, safety, and wettare.</li> <li>In addition to the features identified in K2C 5.19.505, the Master Plan shall identify the following: <ol> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of user</li> <li>Lighting, including location, holds of illumination, lighting Intensity, and height of fight standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> </li> <li>Development and use of a park does not require a Master Plan under this code if it will normvolve any of the following: <ol> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any structured sports on activity areas, other than minor recreational equipment including swing sets, climber toys slides, single basketball hoops, and similar equipment.</li> </ol> </li> </ol></li></ul>

Kirkland Zoning Code 407 468 72

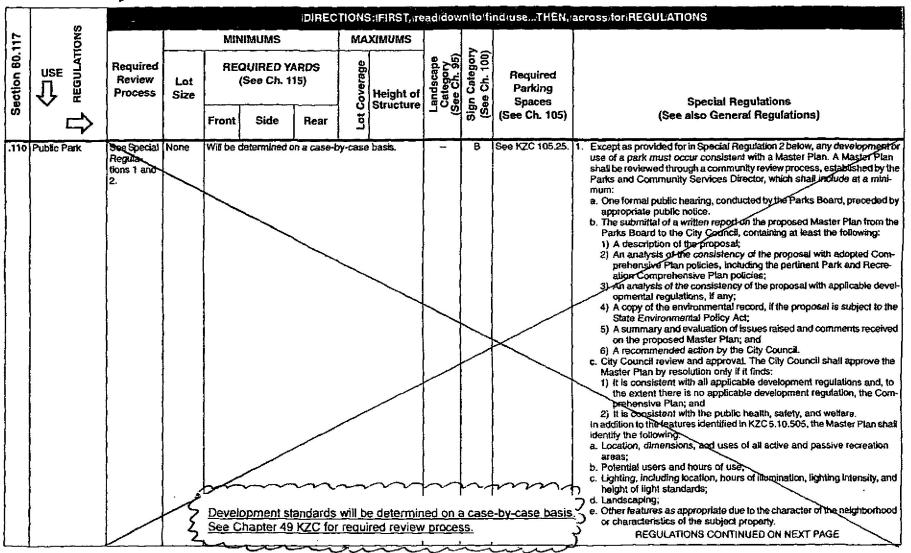
(Revised 12/02)

\*

Zone

PLA7P

USE ZONE CHART



(Revised 12/02)

Kirkland Zoning Code 475

-

U	S	Ε	Z	0	N	E	С	H	A	R	Т	
_	_			_			_				_	

	5	DIREC						ONS: IFIRST, read down to find use THEN, across for REGULATIONS								
117	SNOIL			MI	NIMUMS	MA	XIMUMS									
ection 60.		Required Review Process	Lot Size	2222.000-022	QUIRED Y. (See Ch. 1	e encourse en	overage	Height of Structure	andscape Category ee Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations				
ŭ				Front	Side	Rear	Lot C	3000001010	ப்த	Sìgn (Set	(See Ch. 105)					
.110	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not invelve any of the following: a. Lighting for outdoor nightime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, dimbactory, slides, single basketball hoops, and similar equipment.				

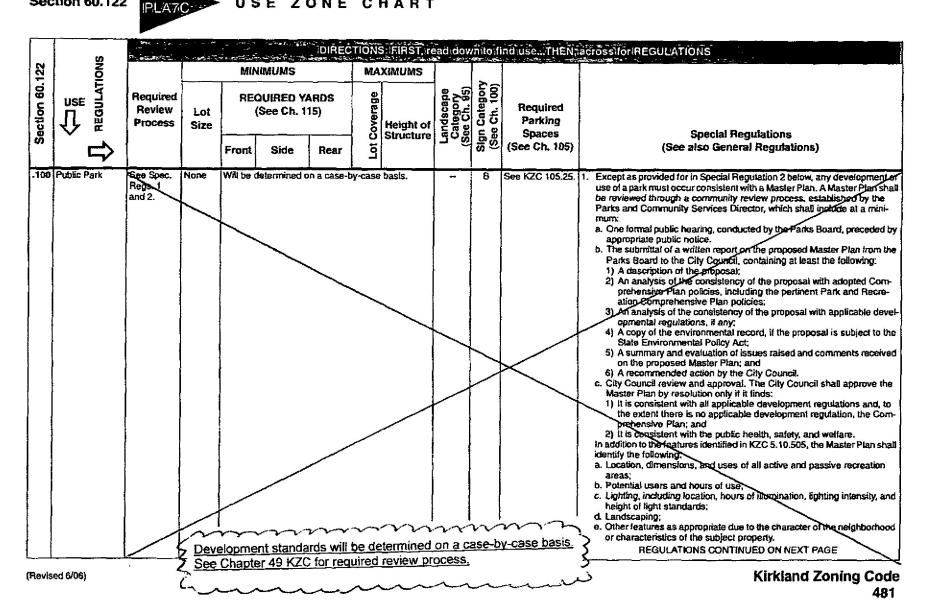
Kirkland Zoning Code 476 77

:

(Revised 12/02)

-----

#### USE ZONE CHART



Zone IPLA7C

USE ZONE CHART

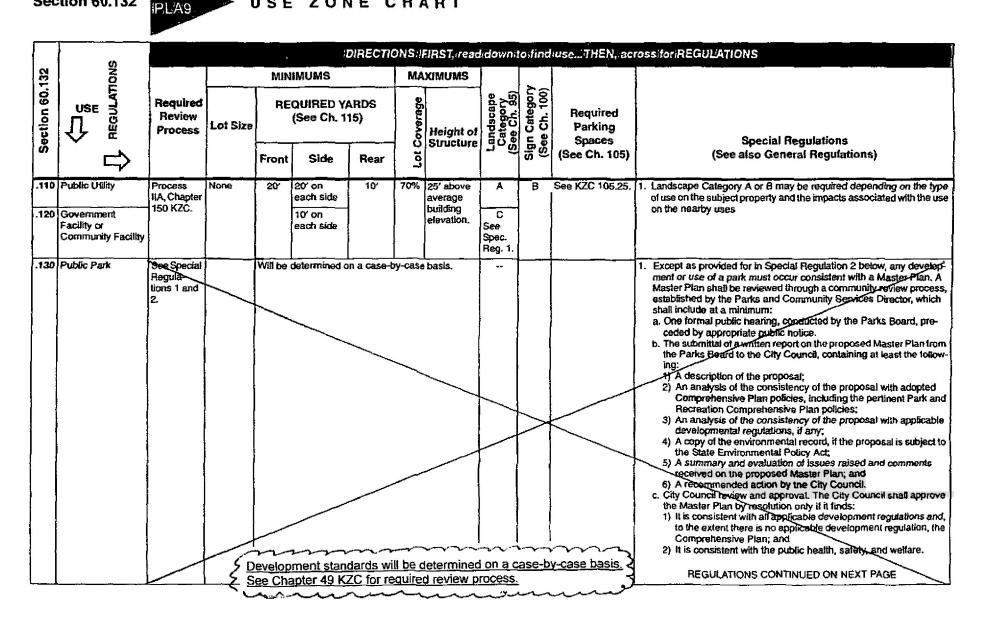
	Ø	e en e Estados deserv	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	े - २ <sup>-</sup> <u>३४,२९२</u>		DIREC	TIONS	FIRST, I	ead dow	n to fi	nd useTHEN,	actossiforiREGULATIONS
122	SNOL			MIN	IIMUMS		MA	XIMUMS				
Section 60.		Required Review Process	Lot Size	10000	QUIRED Y/ (See Ch. 1		overage	Height of Structure	andscape Category ee Ch. 95)	n Category ie Ch. 100)	Required Parking Spaces	Special Regutations
Š	₽			Front	Side	Rear	Lot C	Suncture	208	Sign (Sec	(See Ch. 105)	
	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nightime activities; b. The construction of any building of more than 4,000 square teet; c. The construction of any building of more than 4,000 square teet; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

(Revised 6/06)

Kirkland Zoning Code 482/490

Zone

USE ZONE CHART



0-4072

(Revised 12/02)

## USE ZONE CHART

		1	-		المحرفين معتم	DIRECTIO	ONS:	IRST. read	downi	ofind	useTHEN TAC	ioss/for REGULATIONS
132	ATIONS				IMUMS			XIMUMS				
Section 60.132		Requir Revie Proce	N Lot Sine		QUIRED Y/ (See Ch. 1		overage	Height of Structure	andscape ategory be Ch. 95)	Cate Ch.	Required Parking Spaces	Special Regulations
ů	□□			Front	Side	Rear	Lot C	Structure	a C S	Sign (See	(See Ch. 105)	(See also General Regulations)
	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the leatures identified in KZC 5.10.505, the Master Plan shall dentify the following:</li> <li>a. Location dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> <li>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the tollowing:</li> <li>a. Lighting for ourdoor nightline activities;</li> <li>b. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, camber toys, slides, single basketball hoops, and similar equipment.</li> </ul>

					· · · · · · · · ·	DIREC	TIONS	S:IFIRST, In	adidow	nito(fi	ndiuseTHEN,:a	crossifor REGULATIONS
68b	NO			MI	NIMUMS		MA	XIMUMS				
Section 60.168b		Required Review Process	Lot Size		REQUIRED YARDS (See Ch. 115)			Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	₽			Front	Side	Rear	Lot		<u> </u>	is s)	(See Ch. 105)	(See also General Regulations)
.060		See Spec. Reg. 2.	None	20'	20' on each side	20'	70%	25' above average building elevation.	A See Spec. Reg. 3.	В	See KZC 105.25.	<ol> <li>Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> <li>The required review process is as follows:         <ul> <li>a. If the subject property, including all contiguous property owned by the</li> </ul> </li> </ol>
.070	Government Facility or Community Facility See Spec. Reg. 1.				10' on each side	10'			C See Spec. Reg. 3.			<ul> <li>applicant and held by others for tuture use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC.</li> <li>b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is live or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.</li> <li>3. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ul>
.080	Public Park	See Spec. Regs. 1 and 2.		4	velopment :		~	\ \ \	nined of		se-by-case bas	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. AtVaster Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a min- imum:         <ul> <li>One formal public heating, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ul></li></ol>
(Revis	ed 9/03)		<u>و۔۔۔۔</u> ک		e Chapter 4						mm	Kirkland Zoning Code 540.5

0-4072

1



-- -

Zone IRLA14,

Section 60.168b



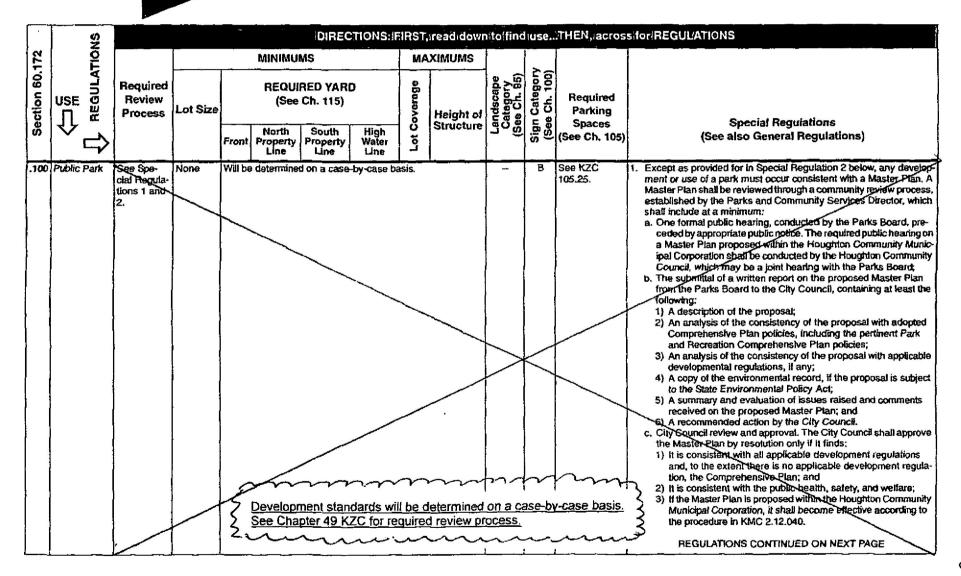
$\int$			·			DIREC	TIONS	Stifferst, re	adidow	nitolfi	ndiuse\THEN, a	acrossifor/REGULATIONS
60.168b	ŇO			MIN	IIMUMS		MA	XIMUMS				
Section 60.1		Required Review Process	Lot	REQUIRED YARDS (See Ch. 115)			Height of Structure		Landscape Category (See Ch. 95)	Cate Ch.	Required Parking Spaces	Special Regulations
ß	₽			Front	Side	Rear	Loi	obbolaic	<u>ی</u> د (	Sìgn (See	(See Ch. 105)	(See also General Regulations)
.060	Public Park (Continued)					•						<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>6) A recommended action by the City Council.</li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: <ol> <li>If it is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety, and welfare.</li> <li>In addition to the features identified in KZC 5-0.505, the Master Plan shall identify the following: <ol> <li>Location, dimensions, and uses of atl active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, heurs of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> </li> <li>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: <ol> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, cimber toy stides, single basketball hoops, and similar equipment.</li> </ol> </li> </ol></li></ul>

Kirkland Zoning Code 540.6 0-4072

(Revised 9/03)

Zone PLA15A

USE ZONE CHART



Kirkland Zoning Code 553



## USE ZONE CHART

{	1	DIRECTIONS:									stoifind	liuse.	THEN, acros	siforiREGULATIONS
60.172		ATIONS				MINIMU	MS	_	MA	XIMUMS				
Section 60.			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115) e				Coverage	Height of	Landscape Category See Ch. 95)	n Category e Ch. 100)	Required Parking	Special Regulations
နိ		⇒			Front	North Property Line	South Property Line	High Water Line	Lot C	Structure	Scar See	Sigr (Se	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public f													<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>In addition to the features identified in KZC 5, 10.505, the Master Plan shall identify the following: <ul> <li>a. Location dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ul> </li> <li>2. Development and use of a park does hot require a Master Plan under this Code if jivill not involve any of the following: <ul> <li>a. Lighting for ordoor nightlime activities;</li> <li>b. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul> </li> </ul>

-----

-----

Kirkland Zoning Code 554

	<i>(</i> 0					DIREC	TIONS	EIRST, re	adıdow	nitoifi	ndiuseTHEN, a	acrossiforiREGULATIONS
177	NOI			MI	NIMUMS		MA	XINUMS				
Section 60.177		Required Review Process	Lot Size	RE	REQUIRED YARDS (See Ch. 115)			Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Let		17~8	Si Si	(See Ch. 105)	(See also General Regulations)
.050	Mini-School of Mini-Day-Care Center	None	12,500 sq. fl.	20'	5′, but 2 side yards must equal at least 15′.	10'	50%	25' above average building elevation.	E	B	See KZC 105.25.	<ol> <li>A six-foot high fance is required along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by five feet.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>
.060	Public Utility	Process IIA, Chapter	None	20'	20' on each side	20'	50%	25' above average	A			<ol> <li>Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> </ol>
.070	Government Facility or Community Facility	150 KZC.			10' on each side	10'		building elevation.	C See Spec. Reg. 2			<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
.080	Public Park	ark See Special Will be determined on a case-by-case basis. Regula- tions 1 and 2.										<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:         <ul> <li>a. One-formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Council, which may be a joint hearing with the Parks Board;</li> <li>b. The Submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ul></li></ol>
	l										ase by-case bas	SIS. REGULATIONS CONTINUED ON NEXT PAGE
Revi	Revised 12/02) Kirkland Zoning Code 563											



Section 60.177 Zone IPLA1/5B

- USE ZÓNE CHART

Γ						ORECT	rions	:IFIRST, Ire	adidow	nitoffir	idiuseTHEN,/a	cross for REGULATIONS
15	ŇO			MI	NIMUMS		MAXIMUMS			_		
Section 60.177		Required Review Process	Lot Size	REQUIRED YAF (See Ch. 115		A STATE OF A STATE	overage	Height of Structure	andscape Category ee Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ŭ	□□>			Front	Side	Rear	Lot C	Siructure	<u>ی</u> د ا	dig S	(See Ch. 105)	(See also General Regulations)
.080	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal issubject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of Issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the Chy Council</li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by repolution only fit finds:</li> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and weffare;</li> <li>3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2. 12.046.</li> <li>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</li> <li>a. Location, dimensions, end uses of all active and passive recreation areas;</li> <li>b. Potential users and nours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting Intensity, and height of light standards;</li> <li>d. Landscaping/</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> <li>2. Development and use of a park does not require a Master Plan under this Code if invitit not involve any of the tollowing:</li> <li>a. Lighting for outdoor nightime activities;</li> <li>b. The construction of more than 20 parking stalls;</li> <li>c. The development of any structured spons or activity areas, other than minor recreational equipment including swing sets, climber toys,</li></ul>

Kirkland Zoning Code 564 0-4072

(Revised 12/02)

.

. ... . ....

USE ZONE CHART

<u> </u>	<i>//</i> /	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				IDIREC	TIONS	::EIRST, ire	adidowi	nitoifii	ndiuseTHEN, a	crossiforiREGULATIONS
182	ŇO			M	NIMUMS		MA	XIMUMS				
Section 60.182		Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Ю	□□			Front	Side	Rear	Ĕ	Structure	<u>ی</u> د ا	Sig Sig	(See Ch. 105)	(See also General Regulations)
030.	Mini-Day-Care Center	None	35,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	50%	30' above average building elevation.	Ē	В		<ol> <li>May locate on the subject property only if:         <ol> <li>If will serve the immediate neighborhood in which it is located; or</li> <li>It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>A six-foot high fence is required along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by five feet.</li> <li>May include accessory living facilities for staff persons.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improve- ments.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> </ol>
	Public Utility Government Facility or	Process IIA, Chapter 150 KZC.	None	20	20' on each side 10' on each side	20' 10'	70%	30' above average building elevation.	A C See			<ol> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
	Community Facility								Spec. Reg. 1.			
.090	Public Park	See Special Regula- tions 1 and 2.		-	evelopmen				mined		ase-by-case bas	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a commonity review process, established by the Parks and Community Services Director, which shall include at a minimum:         <ul> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ul></li></ol>
(Revis	ed 12/02)	,			ee Chapter							



## USE ZONE CHART

	(0	a.				DIRECT	TIONS	:)FIRST, re	adidow	nito/fii	diuseTHEN, a	crassifariREGULATIONS
182	ŇŎĻ			MI	NIMUMS			MAXIMUMS				
Section 60.182		Required Review Process	Lot Size				DEL DEL DEL DEL DEL DEL DEL DEL DEL DEL		andsoape Category See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot		שר	S S	(See Ch. 105)	(See also General Regulations)
.090	Public Park (continued)											<ul> <li>REGULATIONS CONTINUED FROM PREVIOUS PAGE</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies; including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommented action by the City Council.</li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds;</li> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public nealth, safety, and welfare.</li> <li>In addition to the features identified in KZC 5. 10.505, the Master Plan shall identify the following:</li> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including ideation, hours of illumination, lighting intensity, and height of light/standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> <li>2) Development and use of a park does not require a Master Plan under this code if it will not involve any of the toilowing:</li> <li>a. Lighting for outdoor nightime activities;</li> <li>b. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul>

J.

## ORDINANCE NO. 4072 PUBLICATION SUMMARY

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICIPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE): CHAPTER 5 - DEFINITIONS; CHAPTER 15 – RS ZONES; CHAPTER 17 – RSX ZONES; CHAPTER 20 – RM ZONES; CHAPTER 25 – PR ZONES; CHAPTER 27 – PO ZONES; CHAPTER 30 - WD ZONES; CHAPTER 35 - FC ZONES; CHAPER 40 - BN ZONES; CHAPTER 45 - BC ZONES; CHAPTER 47 - BCX ZONES; CHAPTER 50 – CBD ZONES; CHAPTER 52 – JBD ZONES; CHAPTER 53 – RH ZONES; CHAPTER 54 - NRH ZONES; CHAPTER 55 - TL ZONES; CHAPTER 60 - PLA ZONES; CHAPTER 90 - DRAINAGE BASINS; CHAPTER 105 – PARKING AND PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS; CHAPTER 110 REOUIRED PUBLIC IMPROVEMENTS: CHAPTER 115 MISCELLANEOUS USE DEVELOPMENT AND PERFORMANCE STANDARDS; CHAPTER 120 – VARIANCES; CHAPTER 130 – REZONES; CHAPTER 135 - ZONING CODE AMENDMENTS; CHAPTER 140 -AMENDMENTS TO THE COMPREHENSIVE PLAN; CHAPTER 145 PROCESS I; CHAPTER 150 - PROCESS IIA; CHAPTER 152 - PROCESS IIB; CHAPTER 155 – PROCESS III; CHAPTER 160 – PROCESS IV; CHAPTER 161 - PROCESS IVA; CHAPTER 170 - ENFORCEMENT; AND CHAPTER 180 - PLATES (FILE NO. ZON05-00001); AND ALSO REPEALING ORDINANCE NO. 4064 REGARDING OPTIONS FOR MEETING PARKING OBLIGATIONS IN THE CENTRAL BUSINESS DISTRICT ("FEE-IN-LIEU").

<u>Section 1</u>. Identifies the specific amendments to Ordinance 3719, as amended, the Kirkland Zoning Code.

Section 2. Repeals Ordinance No. 4064

Section 3. Addresses severability.

<u>Section 4.</u> Establishes that this ordinance will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

<u>Section 5.</u> Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as thirty days after publication of said summary.

<u>Section 6.</u> Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The ordinance was passed by the Kirkland City Council at its regular meeting on the <u>6th</u> day of <u>February</u>, 2007.

I certify that the foregoing is a summary of Ordinance 4072 approved by the Kirkland City Council for summary publication.

Attest:

Ketwi Anderson City Clerk